



Clint Lane, Navenby



Offers over £499,995

- Detached Bungalow
- Four Bedrooms
- Open Plan Kitchen/Family Room
- Dining Room & Utility
- Approx 1/3 Acre Plot
- 4Kw Owned Solar Panels
- Tenure: Freehold
- EPC Rating B



Located in the centre of the cliff village of Navenby, south of Lincoln, on a no through road with approximately 1/3 acre plot (subject to survey). This detached bungalow offers spacious flexible living accommodation comprising of entrance hall, lounge, dining room, open plan breakfast kitchen and family room, wc, utility four bedrooms and shower room.

Refurbished by the present vendors to a high standard throughout the property benefits from upvc double glazing, gas central heating, an owned 4kw solar panel system and gardens to the front and rear with parking for several vehicles, single attached garage, studio/gym, large paved patio and gazebo with feature led lighting and infrared heating.

Entrance Hall

With a window to the front aspect, entrance door, wood effect flooring and radiator.

Lounge 18'11" x 13'5" (5.8m x 4.1m)

With a window to the front and side aspects, gas fireplace and radiator.



Open Plan Kitchen/Breakfast Room 11'5" x 16'0" (3.5m x 4.9m)

With a window to the rear aspect, fitted with a range of wall and base units with worktops over, wood effect flooring, double oven and induction hob with extractor, integrated dishwasher, sink with drainer unit, walk-in pantry, centre island and breakfast bar. Leading through to Family Room.

Family Room 12'0" x 11'2" (3.7m x 3.4m)

With a window to the front aspect, storage cupboard and radiator.

Lobby

With storage cupboard.

Utility Room 6'8" x 9'9" (2m x 3m)

With a window to the rear aspect, base units with worktops, stainless steel wash hand basin, space and plumbing for a washing machine and radiator.

Bedroom One 16'10" x 9'10" (5.1m x 3m)

With a window to the front aspect and radiator.

WC

With a window to the rear aspect, low level wc and radiator.

Bedroom Two 13'10" x 11'4" (4.2m x 3.5m)

With a window to the rear aspect, sliding doors leading to the rear garden and radiator.

Bedroom Three 13'8" x 11'2" (4.2m x 3.4m)

With a window to the rear aspect and radiator.

Bedroom Four 11'10" x 10'1" (3.6m x 3.1m)

With a window to the front aspect and radiator.

Shower Room 6'9" x 6'11" (2.1m x 2.1m)

With a window to the side aspect, low level wc, vanity wash hand basin, enclosed shower and radiator.

Outside

To the front of the property is a lawned garden, paved patio, lighting, driveway leading to the single attached garage and gated pathway to the side of the property leading to the rear garden.

To the rear of the property is a lawned garden, covered patio, infrared heating, feature lighting and shed.

Gazebo 18'7" x 9'3" (5.7m x 2.8m)

Timber framed, covered patio with feature LED lighting and infrared heating.

Studio

With a window to the front aspect, access from the rear garden, water connected and wall mounted electric heater.

Garage 16'10" x 8'8" (5.1m x 2.6m)

With up and over door.

Agents Note

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GROUND FLOOR

1683 sq.ft. (156.4 sq.m.) approx.



CLINT LANE, NAVENBY, LN5 0EX

TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

