



The Gleanings, Navenby



£217,500

- Semi-Detached House
- Popular Village Location
- Three Bedrooms
- Two Reception Rooms
- Single Garage & Driveway
- NO ONWARD CHAIN
- Freehold
- EPC rating C



Entrance Hall

15'11" x 12'5" (4.9m x 3.8m)

With stairs leading to the first floor.

Lounge

15'11" x 12'5" (4.9m x 3.8m)

With a bay window to the front aspect and radiator.

Dining Room

9'4" x 7'4" (2.8m x 2.2m)

With sliding doors leading to the rear garden.

Kitchen

9'4" x 7'8" (2.8m x 2.3m)

With a window to the rear aspect, a door leading to the side of the property, A range of wall and base level units with worktops, integrated oven and hob with extractor over, sink with drainer unit and mixer tap.

Landing

With stairs leading to the ground floor.

Bedroom One

11'1" x 8'7" (3.4m x 2.6m)

With a window to the front aspect, fitted wardrobe and a radiator.



Bedroom Two

9'5" x 8'7" (2.9m x 2.6m)

With a window to the rear aspect, cupboard space and a radiator.

Bedroom Three

7'8" x 6'5" (2.3m x 2m)

With a window to the front aspect and a radiator.

Bathroom

6'6" x 6'5" (2m x 2m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is a driveway and garage with a path leading to the entrance door. To the rear is an enclosed lawned garden with a small patio.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



Whilst every attempt has been made to ensure the accuracy of this floorplan, the measurements of these dimensions should not be relied upon for the purposes of any legal proceedings or for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose. The services, fixtures and fittings shown here are not intended to be guaranteed as to their availability or efficiency and are shown as an indication only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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