



6 Centurion Close

Navenby, Lincoln, LN5 0HD



Book a Viewing!

£297,500

A modern and deceptively spacious three bedroom semi detached home, ideally positioned within the ever popular Cliff village of Navenby. The property offers well presented and generously proportioned accommodation, which has been much improved by the current owners. The accommodation comprises an Entrance Hall, Cloakroom/WC, bay fronted Lounge, generous Kitchen/Diner and Conservatory. To the First Floor, the Landing leads to three well appointed double Bedrooms and a stylish four piece Family Bathroom. Outside, the property benefits from a lawned front garden, a large driveway providing ample off street parking and an integral single garage. To the rear there is a private and enclosed garden, providing an attractive outdoor space. Viewing is highly recommended to fully appreciate the impressive space and quality of accommodation on offer.





LOCATION

The popular Cliff village of Navenby is located approximately 10 miles South of the historic Cathedral and University City of Lincoln. Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks and radiator.

LOUNGE

14' 1" x 10' 0" (4.31m x 3.06m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and radiator.



KITCHEN/DINER

23' 2" x 9' 8" (7.07m x 2.96m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, fridge and freezer, eye level electric oven and microwave, electric hob with extractor fan over, space for washing machine, cupboard housing wall mounted gas fired central heating boiler, tiled splashbacks, radiator, double glazed window to the rear aspect, sliding patio doors to the conservatory and door to the rear garden.

CONSERVATORY

11' 9" x 9' 4" (3.60m x 2.87m) With double glazed French doors to the garden, ceiling fan and tiled flooring.

FIRST FLOOR LANDING

BEDROOM 1

15' 1" x 9' 9" (4.61m x 2.99m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 10" x 10' 0" (3.31m x 3.06m) With double glazed window to the front aspect and radiator.

BEDROOM 3

14' 6" x 12' 8" (4.43m x 3.88m) With double glazed window to the front aspect and radiator.

BATHROOM

9' 8" x 7' 9" (2.96m x 2.38m) Fitted with a four piece suite comprising of walk-in shower cubicle, panelled bath, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a generous driveway providing off street parking for multiple vehicles and access to the garage. The rear garden is fully enclosed and laid mainly to lawn with patio seating areas, mature shrubs, stocked flowerbeds and garden shed.

GARAGE

15' 10" x 8' 7" (4.84m x 2.64m) With an electric roller door to the front, personnel door to the hallway, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

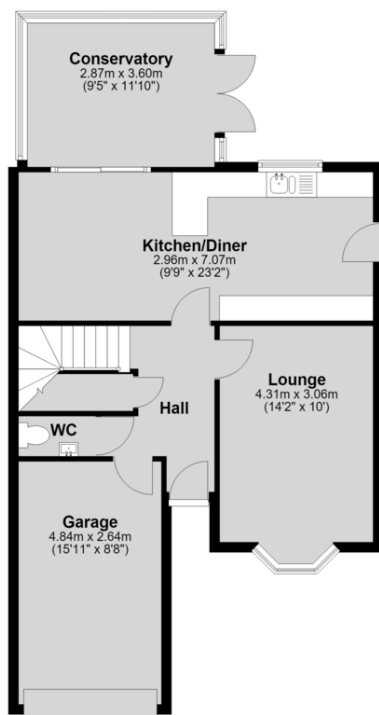
EPC RATING – C.





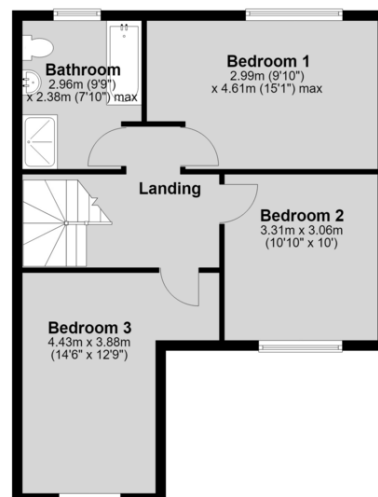
Ground Floor

Approx. 69.9 sq. metres (752.7 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 sq. feet)

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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