



Renigade  
Navenby, Lincoln

BROWN & CO



## Renigade, Crossfield Lane, Navenby, Lincoln, LN5 0JW

Located in a quiet cul-de-sac within the highly sought-after cliff edge village of Navenby, this detached bungalow offers well-presented and versatile accommodation.

The property comprises a recently fitted kitchen, living room, inner hallway/study area, principal bedroom with en-suite, a further double bedroom and family bathroom. A useful loft room provides additional flexible space.

Outside, there is a driveway leading to a detached single garage and a private, enclosed courtyard garden to the rear.



### ACCOMMODATION

#### Ground Floor

##### Kitchen

Front entrance door, double glazed window to front, sink with drainer integrated to preparation work tops, matching base and eye level storage units, breakfast bar, integrated oven, hob with extractor hood over, integrated dishwasher and fridge freezer, tiled splash backs, radiator.

##### Hallway

Stairs rising to loft room, radiator.

##### Living Room

Double glazed windows to front and side, sliding patio doors to front, radiator.

##### Bedroom One

Double glazed window to side, fitted wardrobes, radiator.

##### En Suite

Walk in shower enclosure, fully tiled walls and flooring, heated towel rail.

##### Bedroom Two

Double glazed window to side, radiator.

##### Bathroom

Double glazed window, bath with wall mounted shower unit over and glazed shower screen, vanity wash basin and WC unit, tiled walls and flooring, radiator.

##### First Floor

##### Loft Room

Providing useful storage space and with Velux window and radiator.

##### Outside

To the front is a driveway which leads to a single detached garage and a lawned area. To the rear is an enclosed paved garden.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



AGENT  
James Drabble  
01522 504304  
lincolnresidential@brown-co.com



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**Brown&Co**  
5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E [lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

**BROWN & CO**  
Property and Business Consultants