



- NO ONWARD CHAIN
- Modern Detached House
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen Diner
- Generous Rear Garden
- Non-Overlooked To The Rear
- Ample Driveway Parking & Single Garage
- Built By Lindum Homes In 2022

Top Farm Avenue, Navenby, LN5 0FN
£399,950





Offered for sale with no onward chain is this modern detached home built in 2022 by Lindum Homes. Situated on Top Farm Avenue in the sought after village of Navenby. This stylish home comes with well-presented interiors throughout with additional upgrades over the recent years as well as original builder upgraded from construction. Upon entering the home you are welcomed by a spacious entrance hall which features a Robes&Rails fitted cloak cupboard, access to a downstairs WC and a sociable kitchen diner. The kitchen diner comes with a range of integrated appliances, a breakfast bar arrangement with the dining space having French doors overlooking the rear garden, access to a utility room with space and plumbing for laundry appliances. A lounge measuring 11'4" x 19'2" features a bay window to the front aspect with fitted shutters and French doors overlooking the rear garden. Rising to the first floor there is a generous sized landing, four bedrooms and a family bathroom. The family bathroom features a three-piece suite, whilst there is an en-suite shower room to the master bedroom. The master bedroom measures 12'0" x 12'8" max comes with fitted wardrobes with views over the rear garden. Three further double-bedrooms with bedroom four measuring 11'6" x 9'1" currently being utilised as a study. The rear garden is landscaped with additional patio seating area and non-overlooked. The front of the property comes with driveway parking for multiple vehicles plus access to a single garage. The village of Navenby is well regarded due to it's cliff-top position within the rural areas of Lincoln. With well-serviced amenities such as a Co-op food store, schooling at primary level, independent stores, public houses and beautiful nature walks via well-maintained public footpaths. There is a regular bus service to and from Lincoln. Navenby is close to Lincoln, Sleaford, Grantham and Newark. For further details and viewing request please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Composite front door entry to the front aspect, a radiator, an intruder alarm, a coved ceiling, Robes&Rail fitted cloak cupboard, and stairs rising to the first floor. Access to the lounge, downstairs WC, and kitchen diner.

Downstairs WC

3' 7" x 5' 1" (1.09m x 1.55m)

Low-level WC, a pedestal hand wash basin unit, tiled flooring, an extractor vent, and a radiator.

Lounge

11' 4" x 19' 2" (3.45m x 5.84m)

French doors to the rear aspect leading onto the rear garden, a uPVC double-glazed bay window to the front aspect with newly fitted shutters, a coved ceiling, and a radiator.

Kitchen Diner

12' 3" max (11'9" min) x 22' 1" plus bay (3.73m x 6.73m)

Kitchen Area

Tiled flooring, a uPVC double-glazed bay window to the front aspect with fitted shutters, a coved ceiling, and a radiator. Range of base and eye-level units with shaker-style design, metro tiled finish, a breakfast bar and a range of power sockets with USB points. Integrated appliances such as a Zanussi oven and microwave, an induction hob and an extractor hood, an integrated dishwasher and fridge freezer, a stainless steel sink and drainer unit, a carousel cupboard and a filtered water tap.

Dining Area

French doors to the rear aspect leading onto the rear garden, a radiator, a coved ceiling, tiled flooring, power points, and a TV aerial point. Access to:

Utility Room

5' 3" x 6' 10" (1.60m x 2.08m)

Space and plumbing for laundry or utility appliances, tiled flooring, a radiator, a wall-mounted Vaillant condensing boiler (serviced October 2025), a wall-mounted consumer unit, open reach fibre broadband hub, integrated local area network points which serve the main rooms of the house, an extractor vent, and a uPVC door to the rear aspect with a fitted blind.

First Floor Landing

Airing cupboard, loft access - insulation and TV aerial.

Bedroom 1

12' 0" x 12' 8" max (3.65m x 3.86m)

Built-in wardrobe with soft close sliding doors, a radiator, a coved ceiling, a uPVC double-glazed window to the rear aspect overlooking the garden and fields.

En-Suite Shower Room

6' 10" x 5' 7" (2.08m x 1.70m)

Vanity unit with a low-level WC and hand wash basin unit, an extractor unit, a shower cubicle, a heated towel rail, a shaver point, tiled surround, a uPVC double-glazed obscured window to the rear aspect.

Bedroom 2

9' 10" x 11' 6" (2.99m x 3.50m)

Having a uPVC double-glazed window to the rear aspect with views over the garden and fields, a coved ceiling, and a radiator.

Bedroom 3

9' 1" x 9' 2" (2.77m x 2.79m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bedroom 4

11' 6" x 9' 1" (5'7" min) (3.50m x 2.77m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bathroom

9' 8" x 5' 6" (2.94m x 1.68m)

Bath with a shower over with tiled surround, a vanity unit with hand wash basin and a low-level WC, a heated towel rail, shaver point, an extractor fan, and a uPVC double-glazed obscured window to the front aspect.

Outside Rear

Mostly laid to lawn and enclosed with fenced perimeters. Being landscaped with an added extra patio area, external water, and power source. Gated entrance to the driveway and the front of the property. Access to the garage.

Outside Front

Block paved arrangement with driveway parking for multiple vehicles. Lawned garden with a footpath leading to the front door. The driveway has access to electric and gas meters.

Single Garage

Having an up-and-over door, power, and lighting. Personal door for access.

Agents Note

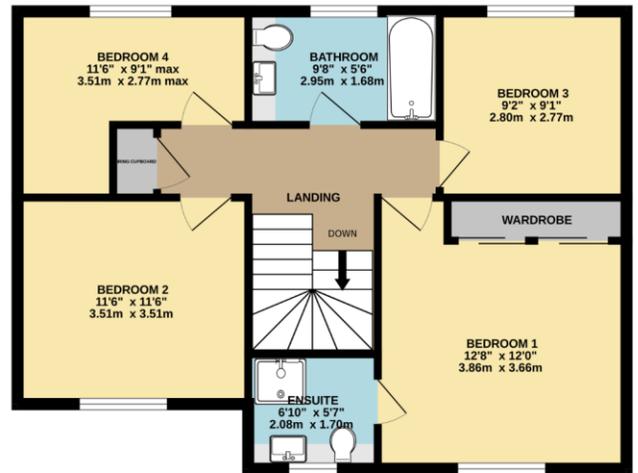
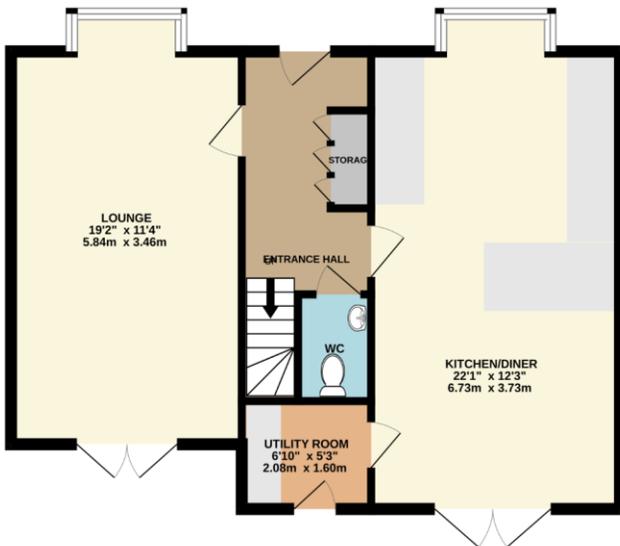
Communal maintenance charge of £167.05 for the last year.





GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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