



Heath Road, Navenby



£320,000

- Video Tour Available
- Four Bedroom Detached House
- Cul De Sac Location in Cliff Village
- Good village amenities
- Dining Kitchen & Utility
- Bathroom & En-suite
- Freehold
- EPC rating C



Virtual Viewing Available for this Well Presented Four Bedroom Detached Home in a quiet cul-de-sac in the village of Navenby. Navenby village offers a great range of amenities. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Utility Room, Downstairs WC and Integral Garage. Upstairs, there are Four Bedrooms with an Ensuite to the principle Bedroom, Family Bathroom, and Additional Storage. The property also benefits from Front and Rear Gardens , Two Off Road Parking Spaces and Integral Garage. No Onward Chain.

Entrance Hall

With a part glazed door to the front aspect.

Lounge 15'1" x 12'2" (4.6m x 3.7m)

White uPVC double glazed bay window, wall mounted electric feature fireplace, TV and satellite points, radiator and French doors.

Dining Kitchen 17'3" x 9'4" (5.3m x 2.8m)

White uPVC double glazed French doors leading to the rear garden, modern kitchen with a range of base and wall units, worktop, stainless steel inset sink, plumbing for washing machine and built in cooker.

Utility Room

Part glazed rear door, base units and storage with plumbing for a washing machine and internal door leading to garage.



Cloakroom

Low level wc and wash hand basin in white.

Bedroom One 13'3" x 10'2" (4m x 3.1m)

White uPVC double glazed window, radiator, built in wardrobes and TV point.

Ensuite 9'2" x 3'10" (2.8m x 1.2m)

With uPVC double glazed obscured window to the side aspect, shower cubicle, low level wc, wash hand basin and radiator.

Bedroom Two 11'2" x 8'3" (3.4m x 2.5m)

White uPVC double glazed window to rear aspect and radiator.

Bedroom Three 8'4" x 7'6" (2.5m x 2.3m)

White uPVC double glazed window to rear aspect and radiator.

Bedroom Four 10'6" x 4'11" (3.2m x 1.5m)

White uPVC double glazed window to front aspect and radiator.

Bathroom 6'6" x 6'4" (2m x 1.9m)

White uPVC double glazed obscured window to rear aspect, bath with overhead shower unit, low level wc and wash hand basin all in white and radiator.

Outside

The property further benefits from front and rear gardens, and driveway parking.

Integral Garage

Up and over door, power and lighting and personal door into the utility room.

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.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.

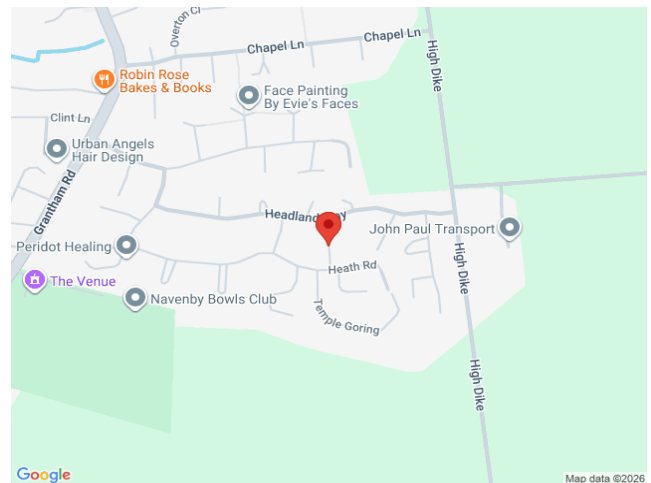


HEATH ROAD, NAVENBY LNS OTT

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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.
Made with floorplan 11/2023

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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