



Overton Close, Navenby, Lincoln, LN5 0ES

Asking Price: Offers in the Region Of £209,950

01522 527000

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# Overton Close, Navenby, Lincoln, LN5 0ES

## Description:

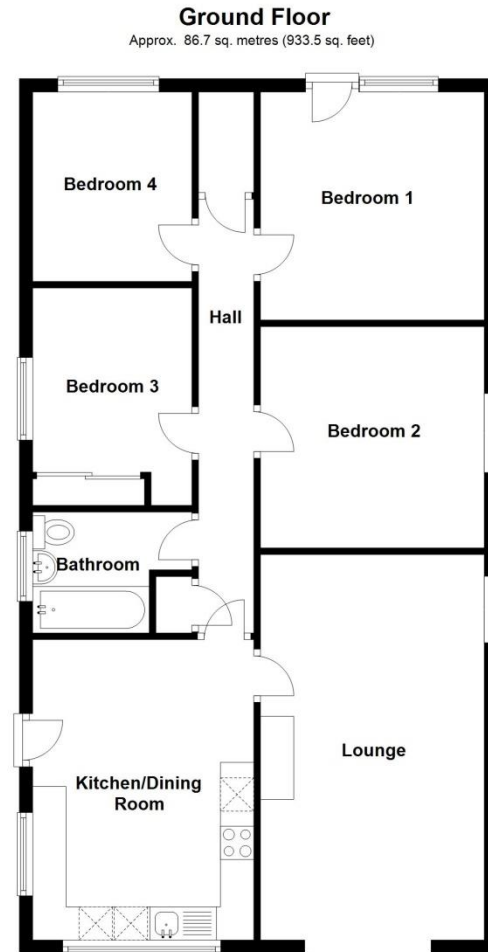
Colonia Estate Agents are delighted to offer for sale this spacious and superbly presented Four Bedroom Detached Bungalow situated in the popular village of Navenby. The internal accommodation comprises of; Modern Kitchen Diner, Large Lounge, Four Bedrooms and a Family Bathroom. Outside there are lawned Gardens to the front, side and rear aspects, a Driveway with carport for three vehicles. The property further benefits from having Gas Central Heating and uPVC Double Glazing throughout. Viewing of this property is highly recommended to appreciate the accommodation on offer and the position the property sits within this popular village location.

## Location:

The property is particularly well located within the popular Cliff Village of Navenby, which is located approximately 10 miles from the Historic Cathedral and University city of Lincoln. There is good road access to Newark, Grantham the A1 and mainline railway stations. Navenby is a well-served village with an excellent range of shops, including a post office, Co-op, butchers, bakery, pharmacy, public houses and restaurants. The village also offers primary schooling and secondary schooling available in Welbourn, Lincoln and North Hykeham.

## Directions

Head out of Lincoln on the A15 north towards Bracebridge Heath, proceed through Bracebridge Heath on the A607 Grantham Road and passing the villages of Bracebridge Heath, Waddington, Harmston, Coleby and Boothby Graffoe. Upon entering the village of Navenby on Grantham Road, turn left onto Chapel Lane and then left onto Overton Close where the property can be located on the right hand side by our Colonia For Sale board.



Total area: approx. 86.7 sq. metres (933.5 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

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## Accommodation:

**Kitchen Diner:** 14' 11" x 10' 10" (4.54m x 3.30m) with an exterior entrance door and window to the side aspect, window to the front aspect, covered ceiling, a range of fitted eye level and base storage units, worktops over, drawers under, inset stainless steel one and a half bowl sink with extended mixer tap and drainer, integrated appliances including an electric double oven, inset four ring gas hob and extractor over, space and plumbing for washing machine and tumble dryer, radiator, telephone point and wood effect laminate flooring, leading to;

**Lounge:** 19' 1" x 11' 0" (5.81m x 3.35m) with a bay window to the front aspect and window to the side aspect, covered ceiling, two radiators, TV aerial and telephone point.

**Hall:** with an airing cupboard with useful shelving and Vaillant gas combination boiler (fitted two years ago), loft access (part boarded and insulated loft via ladder with lighting), and large storage cupboard.

**Family Bathroom:** with an obscured glazed window to the side aspect, covered ceiling with spot lights, paneled bath with electric shower over, pedestal wash hand basin, low level flush WC, part tiled walls, radiator, extractor fan and tiled floor.

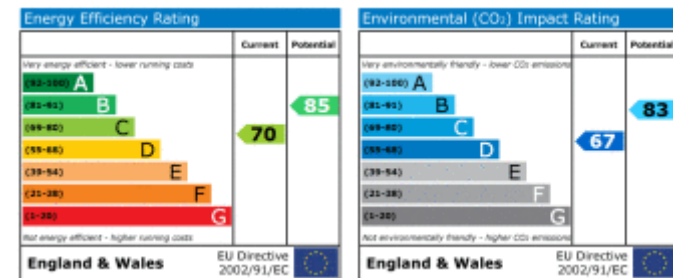
**Bedroom One:** 11' 4" x 11' 1" (3.45m x 3.38m) with a covered ceiling, radiator, window and half glazed exterior door leading to the private courtyard garden to the rear.

**Bedroom Two:** 11' 0" x 10' 11" (3.35m x 3.32m) with a window to the side aspect, covered ceiling, TV aerial point and radiator.

**Bedroom Three:** with a window to the side aspect, covered ceiling, fitted wardrobes and radiator.

**Bedroom Four:** 9' 4" x 7' 10" (2.84m x 2.39m) with a window to the rear aspect, covered ceiling and radiator.

**Outside:** The property boasts gardens to the front, rear and side aspects, being predominantly laid to lawn and enclosed to perimeters with well stocked borders. There is a block paved driveway for approximately three vehicles and a carport.



**Council Tax Band:**

**Services:**

**Tenure:**

**Viewings:**

**C.**

**All main services available. Gas Central Heating.**

**Freehold.**

**By prior appointment through Colonia 01522 527000**

## FREE MORTGAGE ADVICE AVAILABLE:

Our mortgage specialists are available to provide you with the advice you need face-to-face or, if more convenient, over the phone at a time to suit you. They will take care of everything from explaining all of your options and helping you select the right mortgage, to choosing the most suitable protection for you and your family, and handling the whole application process.

## FIXTURES & FITTINGS:

Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The Buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and are as room guides only. They must not be relied upon or taken as accurate. Purchases must satisfy themselves in this respect.

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