



## Heath Road

Navenby, Lincoln, LN5 0TT

**£399,500**

A well-presented four bedroomed detached executive family home located in this popular cliff village of Navenby. The property has been improved by the current owners to offer space modern living accommodation to comprise of Reception Hallway, Ground Floor WC, Lounge, modern fitted Breakfast Kitchen with a range of fitted Neff appliances, Sitting Room and newly converted Garden Room with underfloor heating, Utility Room with fitted appliances and a First Floor Landing leading to four Bedrooms, En-suite to Bedroom 1 and a Family Bathroom. Outside the property is approached by a double driveway providing ample off road parking and giving access to the Integral Double Garage and a lawned area. To the rear of the property there is a lawned garden, paved seating area and flowerbeds. Viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating. Underfloor heating to the Garden Room and Sitting Room.

**EPC RATING** — C.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Heading towards the village of Navenby on the A607 Grantham Road, proceed through to the centre of the village and exiting the village on Grantham Road. Turn left onto Winton Road, turn right onto Doncaster Gardens and then turn left again onto Heath Road where the property is located on the far left hand side in a quiet cul de sac position.

#### **LOCATION**

Located in the popular village of Navenby, approximately 10 miles from the historic Cathedral and University City of Lincoln. Navenby has a full range of village shops including a pharmacy, butchers, hairdressers, tea room and bakers. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.





#### RECEPTION HALLWAY

With UPVC door to the front aspect, wooden flooring, doors to the WC, lounge and breakfast kitchen, stairs to the first floor landing with storage below and radiator.

#### WC

With UPVC window to the front aspect, WC and wash hand basin, partly tiled walls, radiator and wooden flooring.

#### LOUNGE

14' 9" x 11' 0" (4.51m x 3.36m) , with UPVC bay window to the front aspect, radiator and a remote controlled gas fire.

#### BREAKFAST KITCHEN

16' 7" x 9' 6" (5.08m x 2.92m) , with UPVC windows and double doors to the rear garden, fitted with a range of modern base units and drawers with work surfaces over, ceramic Belfast sink with mixer tap, integral appliances to include a wine cooler, dishwasher, Neff oven and grill with combination microwave and a Neff induction hob with extraction above, wall mounted units with complementary splashbacks, wooden breakfast bar, feature vertical radiator and doors to the sitting room and utility room.



#### SITTING ROOM

9' 6" x 9' 6" (2.92m x 2.91m) , wooden flooring with underfloor heating, archway to the garden room.

#### GARDEN ROOM

8' 9" x 14' 11" (2.67m x 4.57m) , wooden flooring with underfloor heating, UPVC windows and double doors to the rear garden and beams to the ceiling.



#### UTILITY ROOM

9' 6" x 8' 0" (2.92m x 2.46m) , with UPVC window to the rear aspect, UPVC door to the side aspect, doors to the kitchen and garage, wooden flooring, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap, integral fridge freezer, integral washing machine, wall mounted gas central heating boiler, full height storage cupboards and a radiator.

#### FIRST FLOOR LANDING

With access to the roof void, airing cupboard and doors to four bedrooms and bathroom.

#### BEDROOM 1

12' 7" x 10' 8" (3.85m x 3.26m) , with UPVC window to the front aspect, double wardrobes, radiator and door to en-suite.

#### EN-SUITE

8' 5" x 2' 10" (2.58m x 0.87m) , with UPVC window to the side aspect, tiled flooring, partly tiled walls, suite to comprise of shower, WC and wash hand basin and chrome towel radiator.

#### BEDROOM 2

10' 8" x 8' 7" (3.26m x 2.63m) , with UPVC window to the rear aspect and a radiator.





### BEDROOM 3

22' 9" x 8' 0" (6.95m x 2.45m) , with UPVC window to the rear aspect, UPVC dormer window to the front aspect and a radiator.

### BEDROOM 4

7' 4" x 6' 9" (2.26m x 2.07m) , with UPVC window to the front aspect, fitted cupboard and a radiator.

### BATHROOM

5' 6" x 6' 6" (1.70m x 2m) , with UPVC window to the rear aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard and a chrome towel radiator.

### OUTSIDE

To the front of the property there is a lawned garden, flowerbeds and a driveway providing ample off road parking and giving access to the Integral Double Garage. There is gated access to the side. To the rear of the property there is a paved seating area, lawned garden and flowerbeds.

### GARAGE

17' 3" x 15' 8" (5.28m x 4.80m) , with two electric roller doors to the front aspect, power, lighting and door to the utility room.

#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

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#### GETTING A MORTGAGE

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#### 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.

#### GENERAL

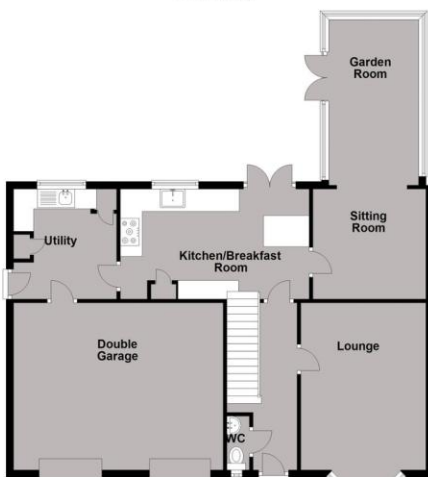
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Ground Floor



For illustration purposes only  
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First Floor



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