



Overton Close, Navenby LINCOLN LN5 0ES

welcome to

Overton Close, Navenby LINCOLN

This particularly spacious detached bungalow is situated within the desirable and well serviced village of Navenby. Boasting well presented accommodation throughout, modern fitted kitchen/diner, two double bedrooms, driveway parking and gardens to the front and rear.

Entrance Hall

With vinyl flooring.

Lounge

16' x 11' (4.88m x 3.35m)

With double glazed window to the front, laminate flooring and radiator.

Kitchen / Diner

10' 10" x 12' 1" (3.30m x 3.68m)

With double glazed windows to the front and side, double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, one and a half bowl sink and drainer, space for fridge, space for dining table, vinyl flooring and radiator.

Utility Room

7' 9" x 7' 9" (2.36m x 2.36m)

With double glazed window to the side, wall units, space for washing machine, space for freezer, wall mounted boiler, laminate flooring and radiator. Could be converted back into a third bedroom.

Bedroom One

11' 1" x 12' 6" (3.38m x 3.81m)

With double glazed window to the rear, built in storage, radiator and laminate flooring.

Bedroom Two

8' 2" x 10' 9" (2.49m x 3.28m)

With double glazed sliding door to the rear, laminate flooring and radiator.

Shower Room

With obscured double glazed window to the side, corner shower, wc, wash hand basin, heated towel rail, part tiling to the walls and vinyl flooring.

Outside

Being a particular feature of this property is the attractive and well maintained gardens, beginning with a generous driveway to the side providing off road parking for multiple cars and gated side access to the rear garden. Alongside the driveway is a fence bordered shingle garden featuring a range of plants and shrubs. To the rear is a fully enclosed garden with a block paved patio area ideal for seating, an area of lawn with plants and shrub borders, a mature tree and steps leading up to a further patio area.





view this property online williamhbrown.co.uk/Property/LCR123112



welcome to

Overton Close, Navenby LINCOLN

- SPACIOUS & WELL PRESENTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS WITH POTENTIAL THIRD BEDROOM
- MODERN FITTED KITCHEN / DINER
- AMPLE DRIVEWAY PARKING
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£280.000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LCR123112



Property Ref:
LCR123112 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk