



31 Top Farm Avenue
Navenby, Lincoln. LN5 0FN





31 Top Farm Avenue, Navenby

This is a well presented, modern semi-detached two bedroom house, built 2019, owned on Shared Ownership/Leashold with Longhurst Housing Association, vendor 40% of total valuation. Lease 99 years as from 18.10.2019.

The accommodation comprises; entrance hall, kitchen, lounge/dining room, two double bedrooms and bathroom. There is an area of garden to the frontage with parking space to the side, well enclosed rear garden with seating area.

ACCOMMODATION

Entrance Hall having obscure double glazed panelled front entrance door, staircase up to first floor, built in cloaks cupboard to one corner, tiled floor and radiator. Doors through to kitchen, lounge diner and to:

Cloakroom comprising corner wash hand basin with tiled splash back, low-level WC, tiled floor, radiator and extractor vent.

Kitchen [11' x 7' 7" (3.35m x 2.31m)] having a pleasant southerly view over the front of the property and across Top Farm Avenue; a very attractive range of contemporary design style base, drawer and wall units, work surface area with single drainer stainless steel, 1 1/2 bowl sink unit inset. The work surface extends around the adjoining wall with a brushed steel Indesit oven, four ring gas hob to surface, brushed steel splash back and cooker hood above. There is space provided for an upright fridge/freezer and to the corner a large pantry cupboard unit; ceiling spotlight fitting and extractor vent.

Lounge Diner [15' x 14' 4" (4.57m x 3.45m) narrowing in part to, 7" (2.13m) in dining area] having a very pleasant outlook from the French doors out over the wall and fence enclosed landscaped rear garden; attractive, decorative panelled effect to dado rail height across one wall, plantation shutters to window and two radiators.





First Floor -Landing with built in clothes/linen cupboard and access to roof space.

Bedroom 1 [14'2" x 10'3" (4.31m x 3.12m) narrowing to 4'9" (1.45m) to one corner] with a pleasant southerly outlook over the Avenue to the south and radiator.

Bathroom [6'7" x 7'2" (2.01m x 2.18m)] having very attractive contemporary design style appointment comprising; panel bath with mixer tap/shower attachment, accompanying shower screen and full height wall tiling above, pedestal wash basin with tiled splash back, low-level WC, tiled floor, radiator and extractor vent.

Bedroom 2 [14' 4" x 8' 5" (4.26m x 2.56m)] having an attractive view down over the rear garden with its raised patio terrace and pergola and a glimpse between neighbouring homes across countryside to the north. There is a radiator

OUTSIDE

This attractive home is approached across a tarmac driveway providing appropriate parking for both family and visitors. There is a small area of garden to the front of the house which has been laid to lawn with accompanying hedging set along the road frontage. A pedestrian access leads into the rear garden from the driveway.

The rear garden has been very attractively landscaped with a patio area adjoining the rear elevation of the house onto which French doors of the lounge diner open. There is a good size area of lawn and set to the rear, is a large raised paved patio terrace with pergola, ideal for sitting out and taking in the spring/summer sunshine. There is an outside water tap and exterior light fittings.

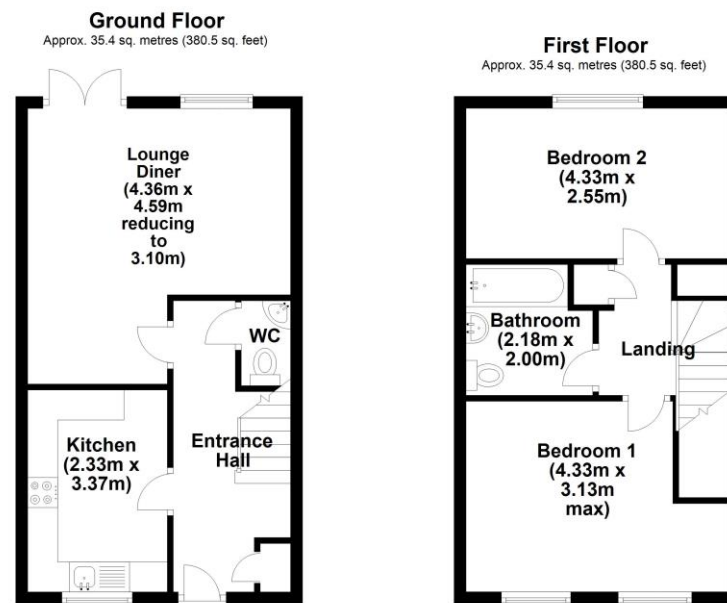
North Kesteven District Council – Tax band: A

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure revised 22.9.2023





Total area: approx. 70.7 sq. metres (761.1 sq. feet)
 The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
 Plan produced using PlanUp.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888 Fax: 01522 589988
 Email: lincoln@robert-bell.org

www.robert-bell.org

