



55 Top Farm Avenue
Navenby, Lincolnshire. LN5 0FN





55 Top Farm Avenue Navenby

This is a modern, three bedroom semi-detached house situated within a development of similar homes in the popular, well serviced village of Navenby.

Navenby and its sister village of Wellingore, offer a very good range of amenities including doctor's surgery, chemist, restaurants, takeaways, public houses, supermarkets and individual shops, an antique shop, a thriving activities venue and the Grade 1 Listed St Peters Church. Primary school with a selection of secondary schools in Sleaford, Grantham and Lincoln. The Viking Way and Ermine Street offer options for walking, cycling and horse riding. Good road connections to Grantham with its high speed rail link to London taking just around 70 minutes; Newark, the A1 and the historic city of Lincoln with its excellent shopping and social facilities just 10 miles to the north and easily accessed via the new Eastern Bypass.



ACCOMMODATION

Entrance Hallway having obscure double glazed, panelled front entrance door, staircase up to first floor, engineered oak flooring, and radiator. Attractive contemporary design style oak glazed panel doors through to lounge and dining kitchen, solid oak panel door to:

Cloakroom attractively presented having small pedestal wash hand basin to one corner with tiled splash back, low level WC, engineered oak flooring, radiator and extractor vent.

Sitting Room having a westerly outlook into the Close as well as a northerly view over the driveway towards adjoining open countryside; radiator and contemporary design style featured ceiling light fittings.



Dining Kitchen having a northerly outlook cross the driveway towards open countryside, and westerly view from the French doors out over the main garden. A range of contemporary fitted kitchen units comprising; work surface area with single drainer one and a half bowl ceramic sink unit inset, cupboard space and room for integrated washing machine beneath, wall cupboard space containing the Vaillant gas fired central heating boiler. The work surface extends across the adjoining wall with a tier of three drawers and cupboard space beneath, brushed steel Zanussi gas hob to surface with accompanying brushed steel Zanussi cooker hood above, wall cupboard space set on either side with illuminated bottom cornice.

Set to one end is a brushed steel Zanussi oven/grill with cupboard space above, adjoining pantry cupboard and to the corner built-in fridge/freezer. To the centre of the room is a matching feature free standing island with breakfast bar set to one side and with a tier of three drawers, a china cabinet and cupboard space below. There is good sized walk-in under stairs storage/pantry cupboard, splash back to all fitted worksurface areas, engineered oak flooring, radiator and ceiling spotlight fittings.

First Floor

Landing with ceiling spotlight fitting and attractive contemporary design style oak panel doors through to all adjoining accommodation.

Bedroom having a delightful northerly outlook over adjoining countryside; extensive fitted wardrobe space to one wall with floor to ceiling sliding panel doors, built in airing cupboard containing the insulated hot water cylinder with immersion heater, radiator and ceiling spotlight fitting. Access to roof space

Bedroom having a westerly view down over the Close and beyond in part to countryside; and radiator.

Family Bathroom appointed to an excellent standard comprising; panel bath with accompanying shower fitting and shower screen panel above; pedestal wash hand basin and low-level WC. Wall mounted vanity cupboard with mirror panel doors, cushioned vinyl flooring, appropriate wall tiling around the suite area, ladderback style radiator/towel, inset ceiling spotlight fittings and extractor vent.

Principal Bedroom having a delightful view across open countryside to the north, radiator and contemporary design style feature ceiling light fitting. Contemporary design panel door through to:





En-suite Shower Room having built-in cubicle to one side with appropriate shower fitting and full height wall tiling, pedestal wash handbasin and low level WC. Wall mounted medicine cabinet with mirror panel doors, cushioned vinyl flooring, full height tiling to all walls, wood style laminate flooring, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

OUTSIDE

This very attractive modern family home stands at the head of this cul-de-sac area of Homes overlooking open farm land to the north. From the roadside the property is approached across a block paved driveway which provides more than ample parking space for both family and visitors as well as access to **Detached Single Garage** with part glazed panelled up and over door, some boarding to roof trusses for open storage, service door to rear, light and power.

The gardens to the driveway and road frontage are a mix of low maintenance gravel ideal for flower pots and tubs, a small formal area of lawn and hawthorn hedging to the northern boundary. Flowerbeds/border containing a variety of shrubs and flowering plants. From the driveway there is a pedestrian gate in the fencing which provides access through to the main family garden.

The rear garden is surprisingly private and well enclosed, very pleasantly landscaped with a good size paved patio area onto which the French doors of the dining kitchen open. There is a good size area of formal lawn with flowerbeds and borders containing attractive mix of plants and shrubs with rendering block paved border edge. A stepping stone and gravel footpath leads from the patio area to the rear service entrance door of the adjoining garage, with to the corner an attractive open **Summerhouse** from which to enjoy the spring and summer months. Outside light fitting, weatherproof power point and garden water tap.

North Kesteven District Council – Tax band: B

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.

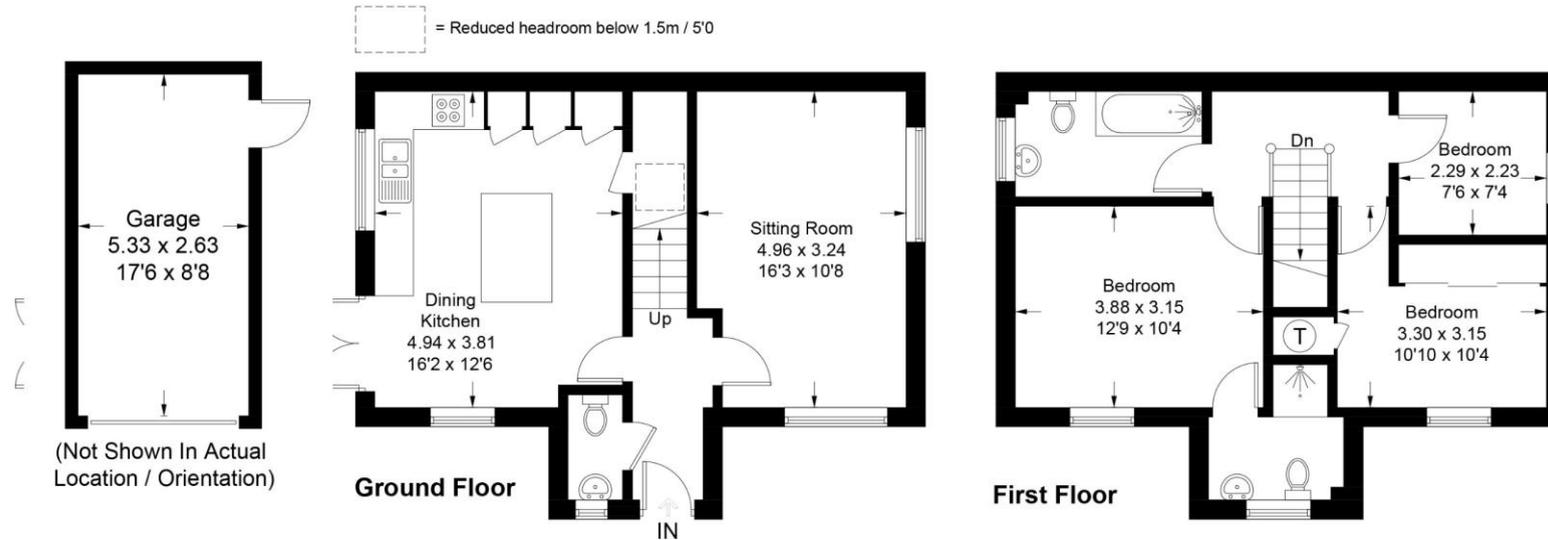
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Approximate Gross Internal Area
Ground Floor = 44.2 sq m / 476 sq ft
First Floor = 43.9 sq m / 472 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 102.3 sq m / 1101 sq ft



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.

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