NEWTON FALLOWELL



# Clint Lane, Navenby

3 1 1

**£240,000**

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- In Need Of Modernisation
- Popular Village Location
- Garage & Driveway
- Tenure: Freehold
- EPC Rating E









Detached THREE BEDROOM Bungalow located in the highly sought after village of Navenby. Located within walking distance of the local shops, doctors and school. The property also benefits from uPVC Double Glazing, Two Log Burning Stoves and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Utility, Lounge, Three Double Bedrooms and Family Bathroom. Externally the property offers a private driveway with room for up to five cars leading to a detached garage and garden. To the rear of the property there is an enclosed lawned garden with patio, vegetable plots and brick outbuildings/storage.

## Entrance Hall
With entrance door.

## Lounge 13'10" x 11'1" (4.2m x 3.4m)
With a bay window to the front aspect.

## Kitchen Diner 13'1" x 10'0" (4m x 3m)
With a bay window to the side aspect. Fitted with a range of wall and base units with worktops over, space for cooker, space and plumbing for washing machine, sink with drainer unit and storage cupboard.






## Bedroom One 13'10" x 9'10" (4.2m x 3m)
With a window to the front aspect and fitted wardrobe.

## Bedroom Two 11'9" x 9'10" (3.6m x 3m)
With a window to the side aspect.

## Bedroom Three 9'10" x 9'0" (3m x 2.7m)
With a window to the rear aspect.

## Bathroom 9'0" x 5'10" (2.7m x 1.8m)
With a window to the rear aspect, storage cupboard, low level wc, wash hand basin and panelled bath with shower over.

## Outside
To the front of the property is a garden and driveway leading to the garage.
To the rear of the property is an enclosed garden mostly laid to lawn, mature shrubs, patio, two outbuildings, external storage and greenhouse.

## Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





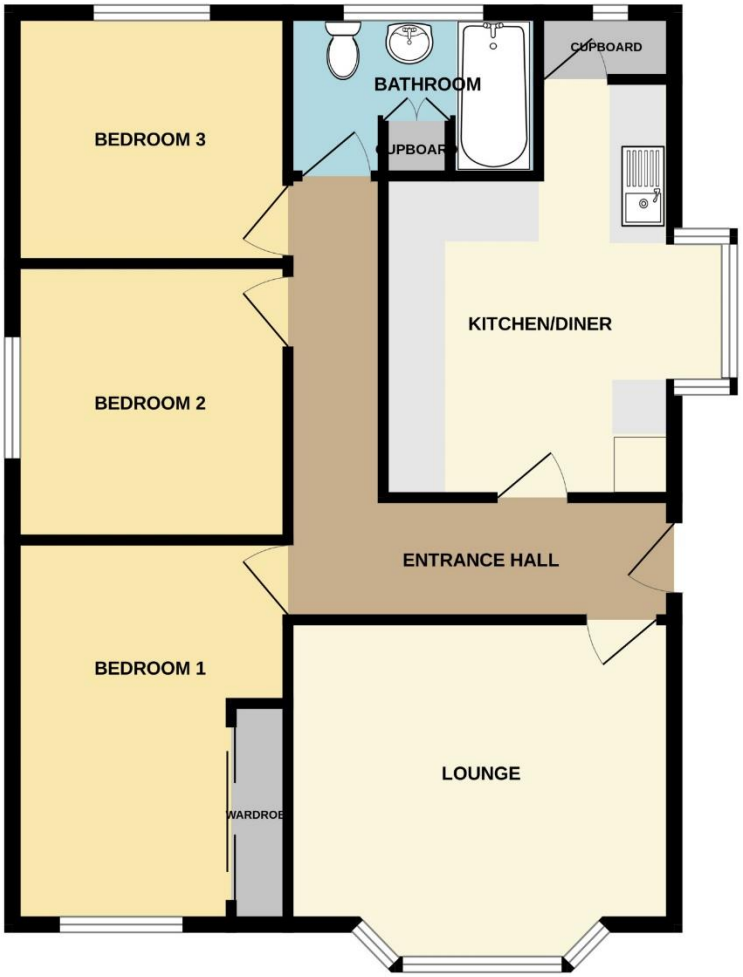








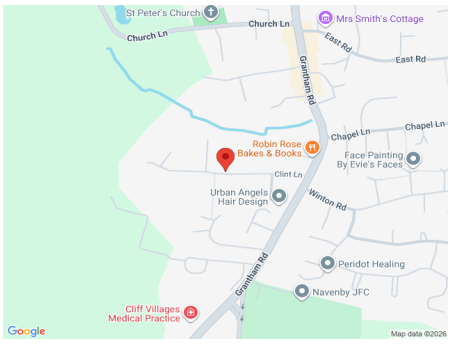
GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.




CLINT LANE, NAVENBY, LN5 0EX

TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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