



6 Centurion Close

Navenby, Lincoln, LN5 0HD



Book a Viewing!

£297,500

A modern and deceptively spacious three bedroom semi detached home, ideally positioned within the ever popular Cliff village of Navenby. The property offers well presented and generously proportioned accommodation, which has been much improved by the current owners. The accommodation comprises an Entrance Hall, Cloakroom/WC, bay fronted Lounge, generous Kitchen/Diner and Conservatory. To the First Floor, the Landing leads to three well appointed double Bedrooms and a stylish four piece Family Bathroom. Outside, the property benefits from a lawned front garden, a large driveway providing ample off street parking and an integral single garage. To the rear there is a private and enclosed garden, providing an attractive outdoor space. Viewing is highly recommended to fully appreciate the impressive space and quality of accommodation on offer.





LOCATION

The popular Cliff village of Navenby is located approximately 10 miles South of the historic Cathedral and University City of Lincoln. Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks and radiator.

LOUNGE

14' 1" x 10' 0" (4.31m x 3.06m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and radiator.



KITCHEN/DINER

23' 2" x 9' 8" (7.07m x 2.96m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, fridge and freezer, eye level electric oven and microwave, electric hob with extractor fan over, space for washing machine, cupboard housing wall mounted gas fired central heating boiler, tiled splashbacks, radiator, double glazed window to the rear aspect, sliding patio doors to the conservatory and door to the rear garden.

CONSERVATORY

11' 9" x 9' 4" (3.60m x 2.87m) With double glazed French doors to the garden, ceiling fan and tiled flooring.

FIRST FLOOR LANDING

BEDROOM 1

15' 1" x 9' 9" (4.61m x 2.99m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 10" x 10' 0" (3.31m x 3.06m) With double glazed window to the front aspect and radiator.

BEDROOM 3

14' 6" x 12' 8" (4.43m x 3.88m) With double glazed window to the front aspect and radiator.



BATHROOM

9' 8" x 7' 9" (2.96m x 2.38m) Fitted with a four piece suite comprising of walk-in shower cubicle, panelled bath, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a generous driveway providing off street parking for multiple vehicles and access to the garage. The rear garden is fully enclosed and laid mainly to lawn with patio seating areas, mature shrubs, stocked flowerbeds and garden shed.

GARAGE

15' 10" x 8' 7" (4.84m x 2.64m) With an electric roller door to the front, personnel door to the hallway, light and power.

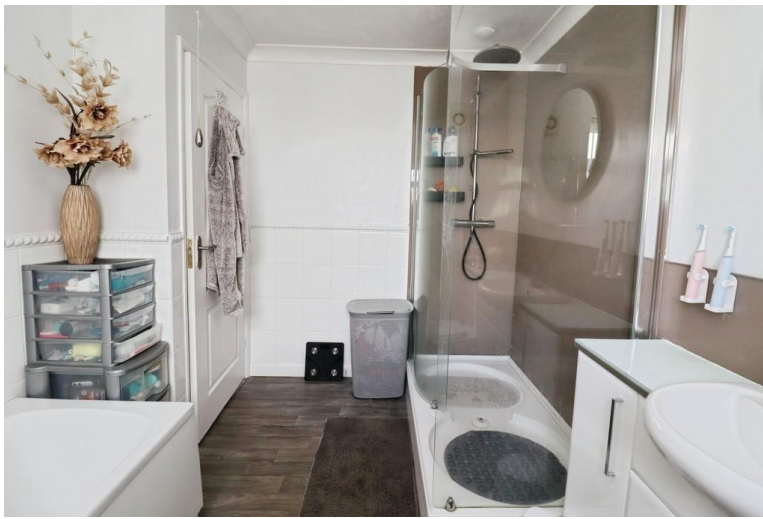
KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.





COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

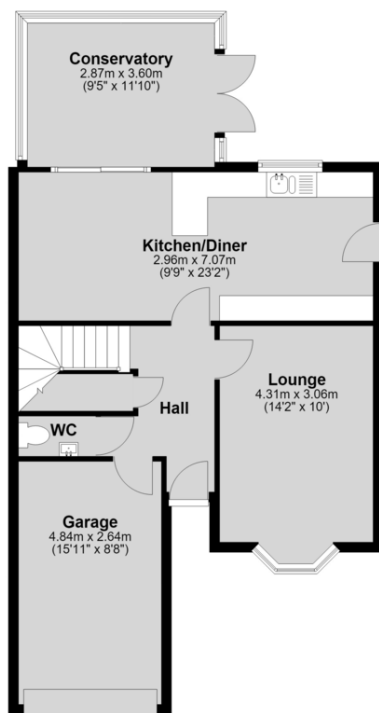
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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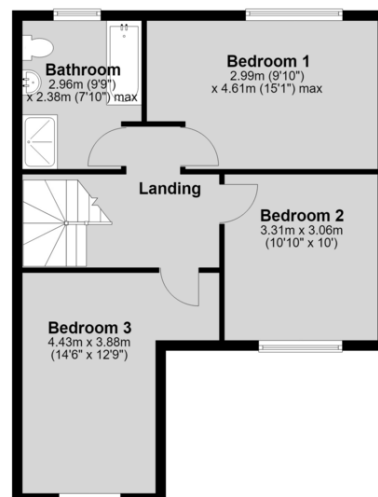
Ground Floor

Approx. 69.9 sq. metres (752.7 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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