



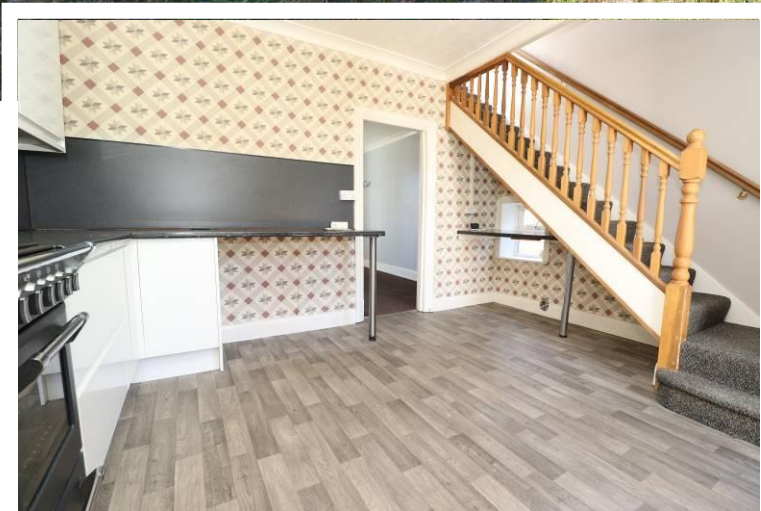
## 4 High Dyke

Navenby, Lincoln, LN5 0JZ

**£200,000**

A three bedroom semi-detached house situated on a large plot in a non-estate position in the popular village of Navenby. The property has well-presented accommodation comprising of Lounge, modern Kitchen/Diner, Lobby, Bathroom, Cloakroom/WC, First Floor Landing, three Bedrooms and Master En-Suite WC. Outside the property benefits from a driveway providing off-street parking for multiple vehicles, a lawned front garden and a large established rear garden. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Located in the popular village of Navenby, approximately ten miles from the historic Cathedral and University City of Lincoln. Navenby has a full range of village shops including a Co-op, pharmacy, doctors surgery, hairdressers, tea room and bakers. There is 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.



## DIRECTIONS

Head out of Lincoln on the A607 towards Grantham and pass through the villages of Bracebridge Heath, Waddington and Boothby Graffoe. Upon entering the village of Navenby, turn left onto Green Man Road and then turn right onto High Dyke where the property is located on the right hand side.

## ACCOMMODATION

### LOUNGE

14' 10" x 13' 8" (4.53m x 4.17m), with double glazed window to the front aspect, radiator and electric fire in feature fireplace.

### KITCHEN/DINER

14' 5" x 10' 11" (4.41m x 3.35m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, Stoves range cooker with extractor fan over, spaces for a fridge freezer and washing machine, undercounter lights, staircase to First Floor, two double glazed windows to the side aspect and double glazed French doors to the rear aspect.

### LOBBY

### BATHROOM

Fitted with a suite comprising of panelled bath with electric shower over and pedestal wash hand basin, chrome towel radiator, part-tiled walls and double glazed window to the side aspect.

### CLOAKROOM/WC

With close coupled WC, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and access to the boarded loft space.

### BEDROOM 1

12' 0" x 10' 4" (3.68m x 3.17m), with double glazed window to the rear aspect and radiator.

### EN-SUITE WC

With close coupled WC and wall-mounted wash hand basin, cupboard housing the gas-fired Worcester wall-mounted central heating boiler.

### BEDROOM 2

12' 10" x 7' 0" (3.92m x 2.14m), with double glazed window to the front aspect and radiator.

### BEDROOM 3

9' 9" x 6' 5" (2.98m x 1.96m), with double glazed window to the front aspect and radiator.

### OUTSIDE

The property is set back from the road by a lawned front garden with established flower beds. There is also a driveway providing off-street parking for multiple vehicles. To the rear of the property there is a large established garden backing onto allotments with a patio area, shed, mature shrubs and flowerbeds.





**WEBSITE**

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**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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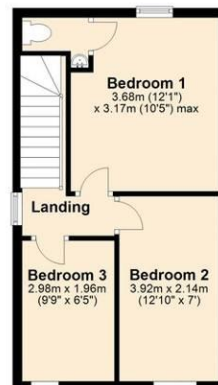
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**Ground Floor**  
Approx. 44.8 sq. metres (482.1 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.9 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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