



7 The Rise

Navenby, Lincoln, LN5 0JN

£295,000

A well-presented three bedroom detached bungalow close to the centre of the ever popular village of Navenby, with spacious living accommodation comprising of Porch, Hall, Lounge, Kitchen, Dining Room, Conservatory, three Double Bedrooms and a Shower Room. Outside, the property has a block paved driveway providing off-street parking for multiple vehicles, an integral single garage and pleasant front and rear gardens. The property is being sold with No Onward Chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council.

TENURE – Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the popular village of Navenby, approximately 10 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.





ACCOMMODATION

PORCH

7' 10" x 5' 8" (2.40m x 1.73m), with double glazed window to the side aspect and tiled flooring.

HALL

With storage cupboard, radiator and loft access point.

LOUNGE

14' 6" x 13' 1" (4.43m x 3.99m), with double glazed window to the front aspect, gas fire within decorative fireplace and radiator.

DINING ROOM

12' 4" x 9' 5" (3.77m x 2.88m), with sliding doors to the Conservatory, storage cupboard and radiator.



KITCHEN

9' 5" x 6' 9" (2.88m x 2.06m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for a washing machine, slimline dishwasher and fridge freezer, tiled splashbacks, double glazed window to the side aspect and door to the rear garden.

CONSERVATORY

12' 6" x 8' 11" (3.82m x 2.72m), with double glazed French doors to the rear garden, tiled flooring and ceiling fan.

BEDROOM 1

12' 4" x 10' 11" (3.77m x 3.35m), fitted with a range of bedroom furniture including overbed storage, double wardrobe, bedside tables and chest of drawers, double glazed window to the rear aspect and radiator.



BEDROOM 2

11' 7" x 10' 11" (3.55m x 3.35m), with double glazed window to the front aspect and radiator.

BEDROOM 3

10' 11" x 10' 2" (3.35m x 3.11m), fitted with double wardrobe and chest of drawers, double glazed window to the side aspect and radiator.

SHOWER ROOM

9' 2" x 5' 10" (2.80m x 1.79m), fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles and access to the single garage. The property benefits from a lawned front garden and an enclosed rear garden laid mainly to lawn with patio areas, mature shrubs, greenhouse and two sheds.

GARAGE

With roller up and over door, light, power, further loft access point via a ladder and housing the wall-mounted gas-fired central heating boiler.



WEBSITE

Our detailed website show 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

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

BUYING YOUR HOME

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

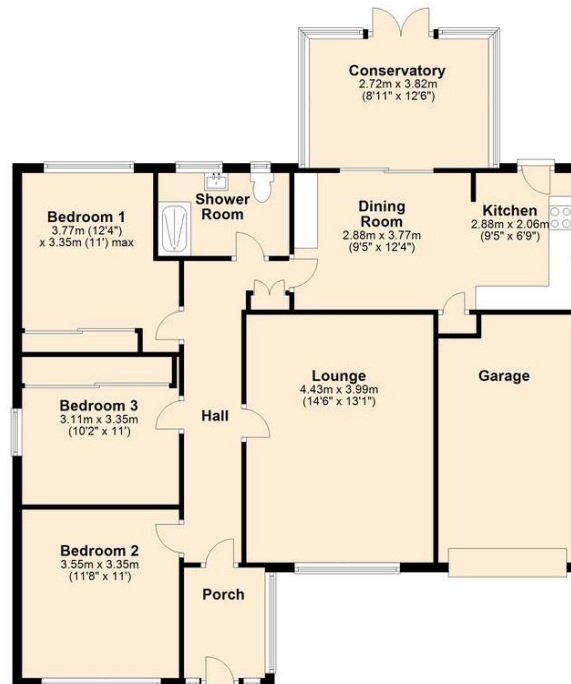
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 116.6 sq. metres (1255.1 sq. feet)



Total area: approx. 116.6 sq. metres (1255.1 sq. feet)

For illustration purposes only. Plan produced using PlanItUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

