



7 The Rise

Navenby, Lincoln, LN5 0JN

£295,000

A non-estate well-presented three bedroom detached bungalow in a cul de sac location, overlooking a green and located close to the centre of the ever popular village of Navenby. The spacious living accommodation comprises 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.





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
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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.

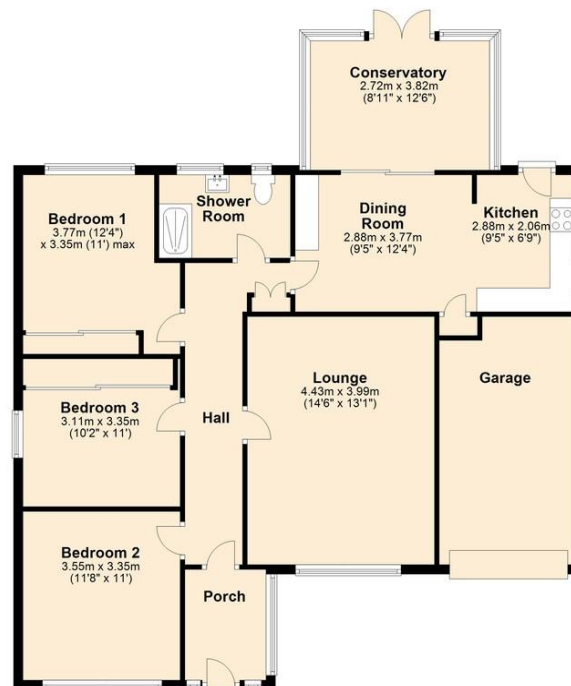
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Ground Floor

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 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.

