



## 7 Crossfield Road

Navenby, Lincoln, LN5 0JW

**£285,000**

A well-presented detached bungalow situated within a cul-de-sac location close to the centre of the popular cliff village of Navenby. The property has beautiful gardens to the front, side and rear and a block paved driveway which provides off-road parking and gives access to a Single Garage. The property benefits from UPVC double glazing, gas central heating and has well-presented living accommodation to briefly comprise of Entrance Hall, Kitchen, Lounge, Conservatory, two Double Bedrooms and Bathroom. The property further benefits from No Onward Chain and viewing is highly recommended to appreciate the accommodation on offer.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – TBC

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

**TENURE** - Freehold.

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

**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

### HALL

With radiator, loft access point and two storage cupboards.

### LOUNGE

12' 8" x 11' 4" (3.87m x 3.46m), with electric fire in feature fireplace, laminate flooring, radiator and double glazed window to the rear aspect.

### CONSERVATORY

11' 1" x 9' 3" (3.38m x 2.82m), with double glazed French doors to the rear garden, radiator and ceiling fan.



### KITCHEN

10' 10" x 8' 8" (3.31m x 2.65m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, space for a washing machine, fridge, freezer, spotlights, radiator, tiled flooring, tiled splashbacks, double glazed windows to the front and side aspects and door to the side aspect.

### BEDROOM 1

10' 7" x 11' 4" (3.25m x 3.47m), with double wardrobe, double glazed window to the rear aspect and radiator.



### BEDROOM 2

12' 11" x 7' 7" (3.96m x 2.33m), with double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

### OUTSIDE

The property is situated on a corner plot with gardens to the front, side and rear. To the front there is a lawned garden with attractive flowerbeds, a block paved driveway and a car port providing ample off-road parking and giving access to the attached Single Garage and side gardens. The side garden is mainly laid to lawn with attractive flowerbeds, a wide range of plants, shrubs and trees, summer house and block paved seating area which leads to a further patio area with garden shed and decked area for the Conservatory.





**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](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

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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.

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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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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 roughly checked.

**GENERAL**

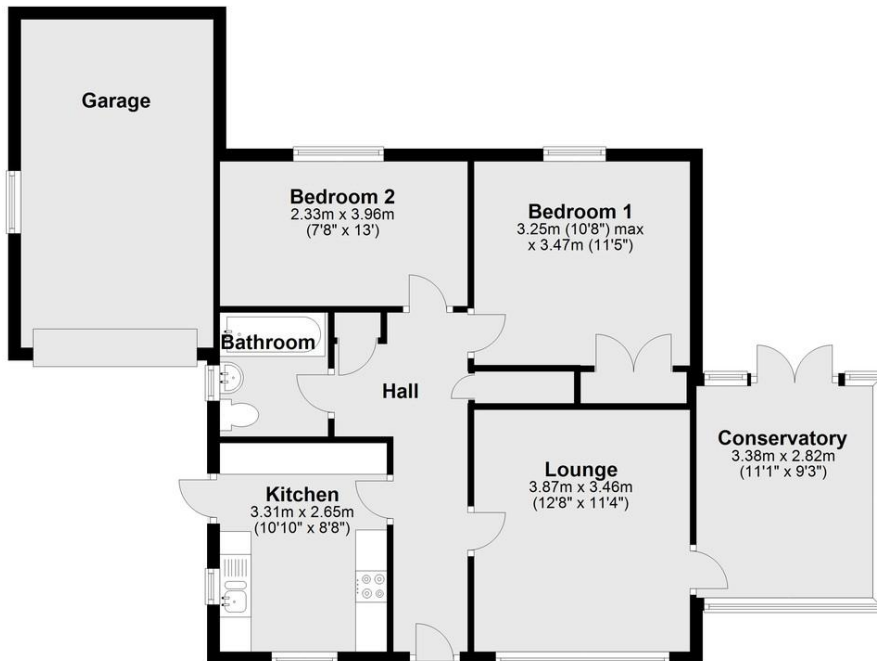
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**Ground Floor**

Approx. 84.0 sq. metres (904.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

