



28 Green Man Road

Navenby, Lincoln, LN5 0JY

£315,000

A well-presented three bedroomed bungalow located within the sought after village of Navenby. The well-presented internal living accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, fitted Kitchen, three Bedrooms, one of which leads to the Conservatory and a Family Bathroom. Outside there are gardens and a driveway providing off road parking for vehicles and access to the Attached Single Garage. The property is being sold with No Onward Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating. New boiler fitted in February 2024.

EPC RATING – D

COUNCIL TAX BAND – C

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

ENTRANCE HALL

With UPVC main entrance door, coving to ceiling and access to the roof void.

LOUNGE

16' 6" x 12' 9" (5.03m x 3.89m), with UPVC window to the front elevation, coving to ceiling and double radiator.

DINING ROOM

8' 11" x 8' 4" (2.72m x 2.54m) (currently being used as a bedroom), with UPVC bay window to the front elevation, single radiator and coving to ceiling.



KITCHEN

14' 0" x 8' 10" (4.27m x 2.69m), fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob, extractor hood, 1½ bowl sink unit and drainer, plumbing for washing machine and dishwasher, built-in cupboard, further cupboard housing the gas central heating boiler and UPVC window to the side elevation.

BEDROOM

12' 10" x 8' 8" (3.91m x 2.64m), with UPVC window to the side elevation, radiator and coving to ceiling.

BEDROOM

10' 8" x 8' 10" (3.25m x 2.69m), with UPVC window to the rear elevation, double radiator, UPVC door and window leading to the conservatory.



CONSERVATORY

19' 7" x 10' 9" (5.97m x 3.28m)

BEDROOM

9' 3" x 9' 2" (2.82m x 2.79m), with UPVC window to the side elevation, radiator and coving to ceiling.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, towel radiator, tiled walls, inset spotlights and UPVC window to the side elevation.



OUTSIDE

There are gardens to both the front and rear. The front lawned garden has a blocked paved driveway providing off road parking for vehicles and gives access to the Attached Single Garage. There is a well-established and mature south facing rear garden which has a lawned area, a wide variety of flowerbeds, shrubs and borders, shed and greenhouse.

ATTACHED SINGLE GARAGE



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

Sills & 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 roughly checked.

GENERAL

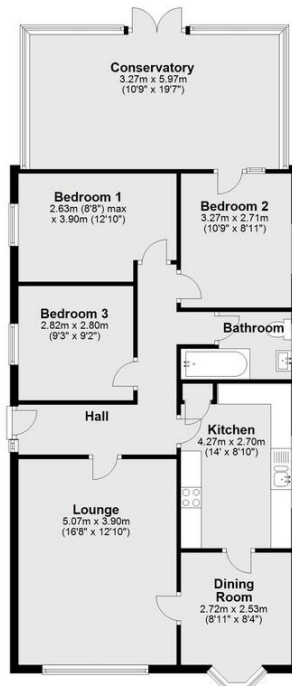
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 100.5 sq. metres (1082.1 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 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 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.

