



14 Gas Lane

Navenby, Lincoln, LN5 0EZ

£450,000

This is a Unique Three/Four Bedroomed Detached Family Home situated in the heart of the Village and within close proximity to the Village Centre. The property offers spacious and flexible living accommodation comprising over Three Floors, and briefly comprises of Main Entrance Hall, Cloakroom, Lounge, Conservatory/Sun Room, Bedroom/Reception Room, Lower Ground Floor with Fitted Kitchen, Utility Room, approx. 20ft Dining Area, Sitting Room, WC and First Floor Landing leading to Three Bedrooms, En-Suite to the Principle Bedroom and Family Bathroom. The property is situated in a pleasant position within the Village with a front Garden and block paved Driveway leading to the side of the property and to the rear providing off road parking/hardstanding. There is a good sized mature tiered rear Garden that leads down to the Village Beck with Summer House and Patio Area. Viewing of this property is highly recommended to appreciate the spacious and versatile living accommodation and lovely position within the Village.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Navenby from Lincoln, proceed into the Centre of the village then turn right onto Gas Lane and the property can be located on your right hand side.

DISCLAIMER - The photos were taken in 2023.



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 pharmacy, butchers, hairdressers, tea room and bakers. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.

ENTRANCE HALL

With uPVC main entrance door, solid wood flooring, double radiator and stairs raising to first floor and lower ground floor.



CLOAKROOM

With suite to comprise of WC and wash basin, solid wood flooring, Ideal gas central heating boiler and uPVC window to front elevation.

LOUNGE

20' 3" x 10' 8" (6.17m x 3.25m) With uPVC bay window to front elevation, radiator, gas burner and feature fireplace, solid wood flooring and coving to ceiling.



SUN ROOM/CONSERVATORY

10' 5" x 10' 2" (3.18m x 3.1m) With uPVC windows, double glazed glass roof and solid wood flooring.

BEDROOM/RECEPTION ROOM

14' 4" x 11' 2" (4.37m x 3.4m) With uPVC bay window to rear elevation, two uPVC windows to side elevation, coving to ceiling, single radiator and built in cupboard.

LOWER GROUND FLOOR

KITCHEN

13' 11" x 9' 3" (4.24m x 2.82m) With recently fitted base and wall cupboards, drawers and Quartz worktops, Belfast sink, tiled floor, inset spotlights, extractor hood, range cooker and uPVC window to side elevation.

UTILITY ROOM

8' 9" x 6' 7" (2.67m x 2.01m) With fitted base and wall cupboards, tiled flooring, part tiled surround, plumbing for washing machine and dishwasher, 1 1/2 bowl sink and drainer and inset spotlights.





DINING ROOM

20' 4" x 9' 11" (6.2m x 3.02m) With uPVC patio doors to rear, uPVC window to side elevation, tiled floor and radiator.

SITTING ROOM

14' 4" x 11' 3" (4.37m x 3.43m) With uPVC patio doors to rear Garden, log burner and feature fireplace, double radiator and coving to ceiling.

WC

With suite to comprise of WC, wash basin and vanity cupboard, extractor fan and tiled walls.

FIRST FLOOR LANDING

With built in cupboard, access to roof void and single radiator.

BEDROOM

11' 0" x 10' 4" (3.35m x 3.15m) With uPVC window to front elevation, single radiator, fitted wardrobes and drawers, with integrated dressing/vanity area, inset spotlights and coving to ceiling.

EN-SUITE

7' 6" x 6' 4" (2.29m x 1.93m) With suite to comprise of fitted shower cubicle, WC, wash basin and vanity cupboard, radiator, part tiled surround, extractor fan, coving to ceiling and uPVC window to front elevation.

BEDROOM

11' 5" x 7' 6" (3.48m x 2.29m) With uPVC windows to rear and side elevations, single radiator and coving to ceiling.

BEDROOM

10' 10" x 7' 5" (3.3m x 2.26m) With uPVC window to rear elevation and coving to ceiling.

BATHROOM

8' 2" x 8' 0" (2.49m x 2.44m) With suite to comprise of bath, fitted shower cubicle, WC and wash basin, built in cupboard, extractor fan and uPVC window to side elevation.





OUTSIDE

The property is situated in an excellent position close to the centre of the Village. The front Garden has a gravelled area, raised beds and shrubs with steps leading down to the Garage. There is a blocked paved Driveway to the side of the property and to the rear providing off road parking/hardstanding for vehicles. There is a good sized tiered rear Garden with steps down to lawned areas, patio area and raised flower beds, leading down to the Village Beck with a variety of mature trees.

SUMMER HOUSE

19' 4" x 12' 9" (5.89m x 3.89m) With stoned tiled floor, uPVC bi-fold doors, light and power and built in cupboard.

GARAGE

16' 11" x 9' 0" (5.16m x 2.74m) With double doors, light and power.

WEBSITE

Our detailed website shows 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 and Home Property Lawyers 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 01 522 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

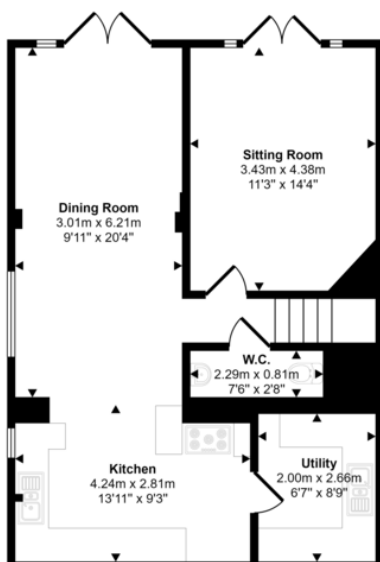
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

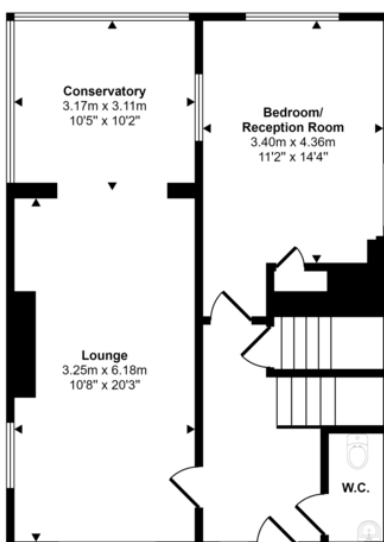
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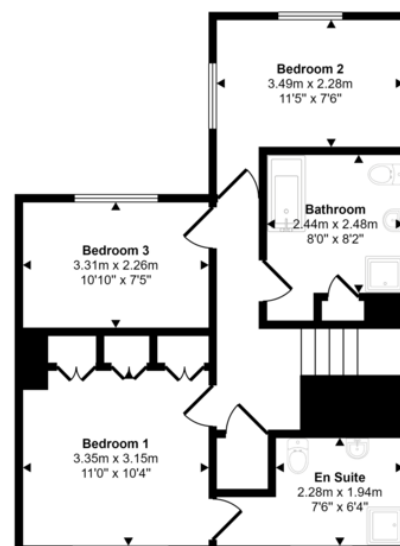
Approx Gross Internal Area
177 sq m / 1903 sq ft



Lower Ground Floor
Approx 59 sq m / 640 sq ft

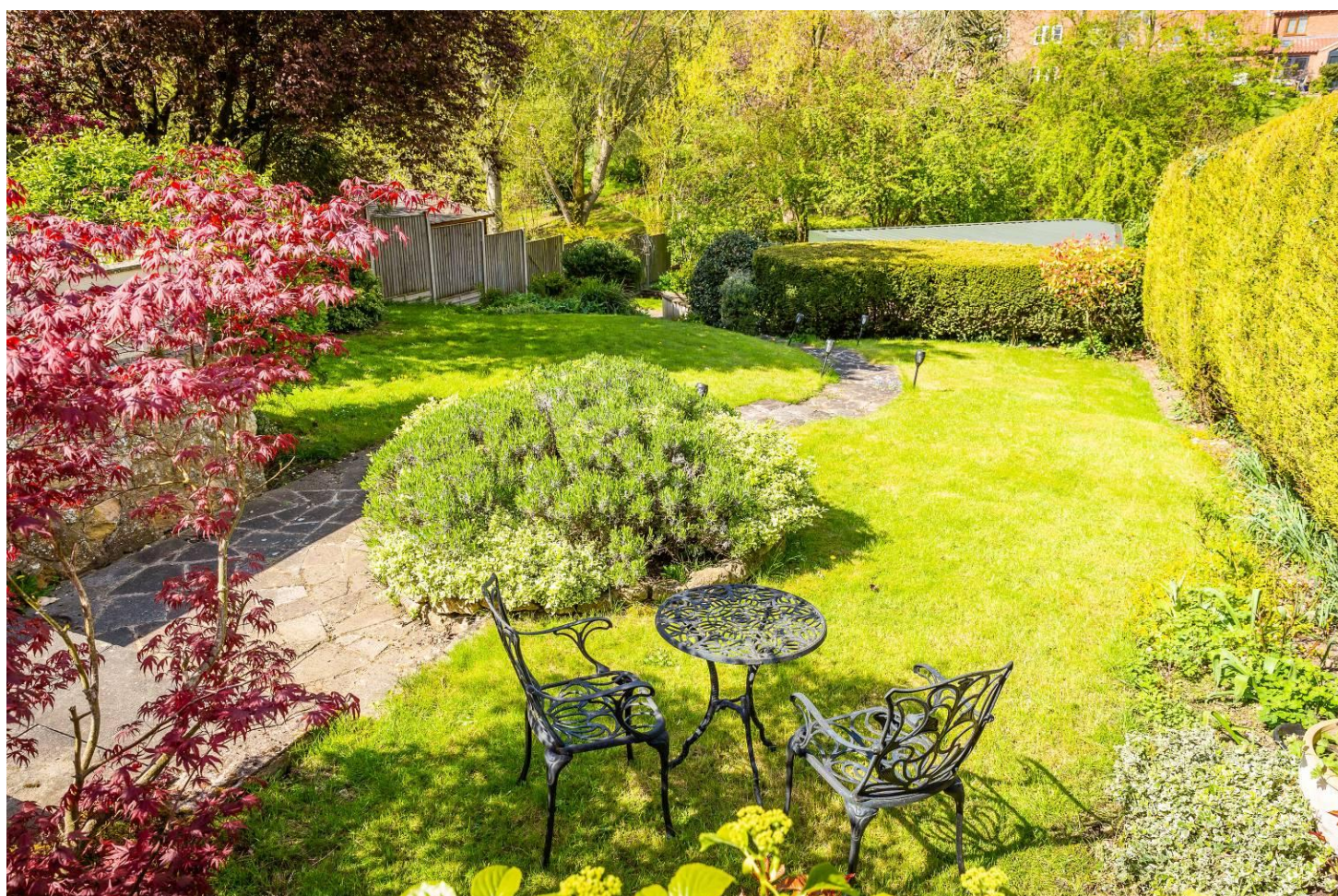


Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 54 sq m / 582 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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