



48 Headland Way

Navenby, Lincoln, LN5 0TR



Book a Viewing!

£305,000

Situated in a tucked away cul de sac location within the ever popular Cliff village of Navenby, a modern three bedroom detached house with well-presented living accommodation comprising of Hall, Lounge with bay window, Kitchen Diner, Utility Room, Cloakroom/WC and a First Floor Landing leading to three Bedrooms, master En-suite Shower Room and family Bathroom. Outside there is a gravelled driveway, single garage and front and rear gardens. Viewing is highly recommended to appreciate the accommodation on offer and the pleasant position in which the house sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C

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.

HALL

With staircase to the first floor, double glazed window to the front aspect and underfloor heating.





LOUNGE

14' 5" x 12' 9" (4.41m x 3.89m) With double glazed window to the front aspect and underfloor heating.

KITCHEN/DINER

18' 5" x 10' 0" (5.63m x 3.06m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven and hob with extractor fan over, integrated fridge freezer and dishwasher, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, breakfast bar, tiled flooring with underfloor heating, double glazed window to the rear aspect and double glazed French doors to the rear aspect.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap over, space for washing machine, tiled splashbacks, tiled flooring with underfloor heating, personal door to the garage and door to the rear garden.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, tiled flooring with underfloor heating and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

BEDROOM 1

11' 8" x 10' 3" (3.58m x 3.14m) With double glazed window to the rear aspect, fitted wardrobe and drawers and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, chrome towel radiator, shaver point, tiled walls and double glazed window to the side aspect.

BEDROOM 2

9' 7" x 7' 6" (2.93m x 2.30m) With double glazed window to the front aspect and radiator.

BEDROOM 3

7' 0" x 6' 0" (2.14m x 1.84m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.



BATHROOM

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

OUTSIDE

To the front of the property there is a gravelled driveway providing off street parking for multiple vehicles and access to the garage and a lawned area. The garage has up and over door to the front, internal door to the utility room, wall mounted gas fired central heating boiler, light and power. The enclosed rear garden is mainly laid to lawn with a patio seating area and mature shrubs.



WEBSITE
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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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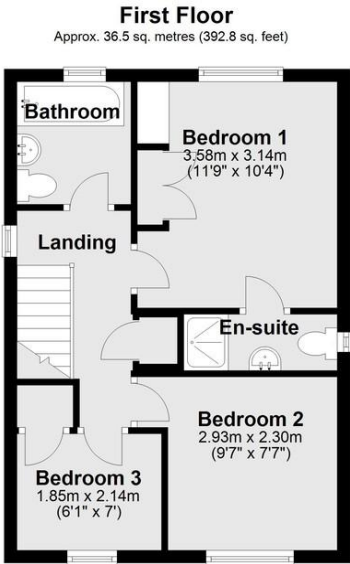
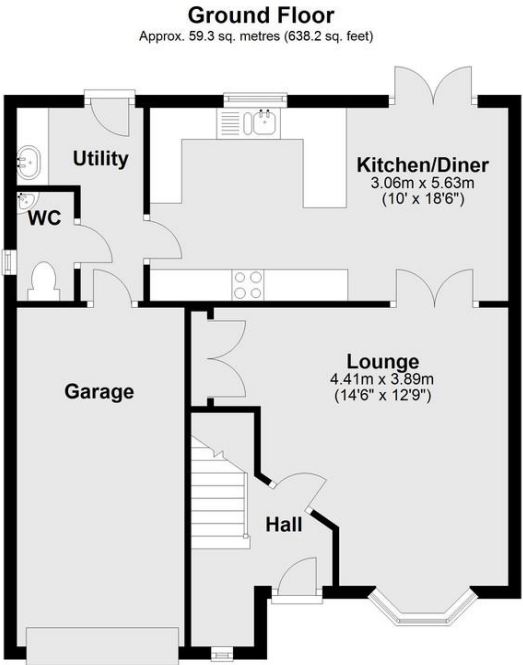
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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Total area: approx. 95.8 sq. metres (1031.0 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 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.

