



19 Top Farm Avenue

Navenby, Lincoln, LN5 0FN



Book a Viewing!

£369,950

Situated in the ever popular cliff village of Navenby, a modern four bedroom detached house beautifully positioned overlooking a green, with immaculate accommodation comprising of welcoming reception Hallway, Cloakroom/WC, Lounge, Kitchen/Diner, Utility Room and a First Floor Landing leading to four Bedrooms, Master with En-Suite Shower Room and Family Bathroom. Outside there is a front garden, driveway for multiple vehicles, single garage, and an enclosed landscaped rear garden. Viewing of this property is highly recommended to appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

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.





RECEPTION HALLWAY

12' 2" x 8' 8" (3.71m x 2.66m) A welcoming reception hallway with staircase to the first floor, understairs storage cupboard, laminate flooring, double glazed window to the front aspect and radiator.

LOUNGE

14' 11" x 10' 9" (4.55m x 3.28m) With double glazed window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, radiator, tiled splashbacks and laminate flooring.

KITCHEN/DINER

23' 3" x 10' 3" (7.09m x 3.14m) Fitted with a range of modern wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integral fridge freezer and dishwasher, electric oven, gas hob with extractor fan over, wall mounted gas fired central heating boiler, laminate flooring, double glazed window to the rear aspect and double glazed French doors to the rear garden.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, integral washing machine, stainless steel sink with side drainer and mixer tap over, laminate flooring and door to the side aspect.



FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

12' 3" x 10' 11" (3.74m x 3.33m) With a range a fitted wardrobes, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator, tiled splashbacks and laminate flooring.

BEDROOM 2

13' 4" x 8' 11" (4.07m x 2.72m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3

8' 8" x 7' 8" (2.66m x 2.36m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 9" x 8' 2" (2.67m x 2.51m) With double glazed window to the rear aspect and radiator.





BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, radiator, tiled splashbacks and double glazed window to the rear aspect.

OUTSIDE

To the rear of the front of the property there is a lanwed garden with mature decorative shrubs. To the side there is a driveway providing off street parking for multiple vehides and access to the single garage. The garage has up and over door to the front and light and power. To the rear there is an enclosed landscaped garden laid mainly to lawn with patio seating area, decorative shrubs and flowerbeds and garden shed.

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.n

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 - HOW WE MAY REFER YOU TO

Stib & Stib, Ringrose Law LLP, Burton and Co, Bridge McFarlane & 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. Water 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 services products. Should you decide to instruct, Mundys Financial Services 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 thoroughly checked.

GENERAL

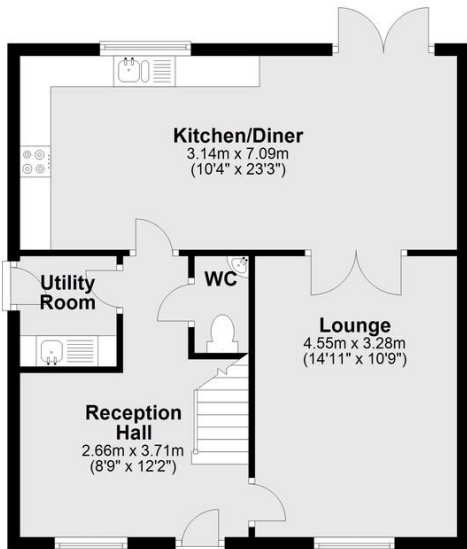
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given to them.

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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

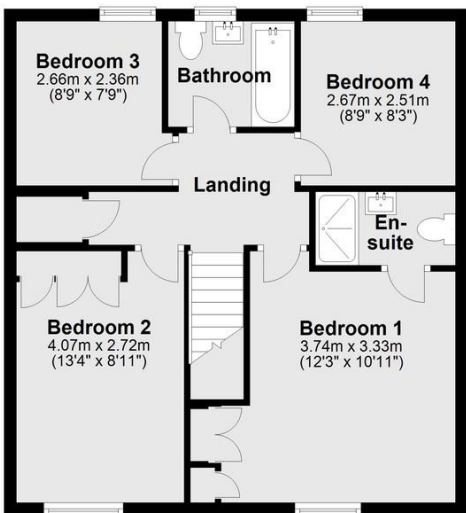
Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 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.

