



The Croft, High Street

Newton-on-Trent, Lincoln, LN1 2JP



Book a Viewing!

£385,000

Positioned in a private tucked away position within the rural village of Newton-on-Trent, a spacious four bedroom detached bungalow with well presented accommodation comprising of Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory, four Bedrooms, Master with En-suite with WC and sink and a Family Bathroom. Outside is a gated driveway, accessed from either High Street or Lincoln Lane, providing plenty of off street parking, a double garage and a garden. Viewing is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAND — D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school and church.





PORCH

With tiled flooring.

HALL

With two double glazed windows to the front aspect, spotlights, radiator and tiled flooring.

LOUNGE

15' 11" x 15' 10" (4.86m x 4.85m) With three double glazed windows to the front and side aspects, electric fire set within a feature fireplace, wood effect flooring and two radiators.

KITCHEN/DINER

16' 1" x 11' 10" (4.91m x 3.63m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, separate stainless steel sink with mixer tap over, eye level electric oven, electric hob with extractor fan over, space for fridge freezer, spotlights, radiator, double glazed bay window to the front aspect and double glazed French doors to the conservatory.



CONSERVATORY

12' 10" x 12' 5" (3.92m x 3.80m) With double glazed French doors to the front aspect and laminate flooring.

BEDROOM 1

15' 10" x 15' 1" (4.85m x 4.62m) With double glazed bay window to the side aspect, radiator and laminate flooring.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, laminate flooring and double glazed window to the rear aspect.



BEDROOM 2

12' 10" x 11' 10" (3.93m x 3.62m) With double glazed window to the rear aspect and wash hand basin in a vanity style unit.

BEDROOM 3

12' 0" x 11' 9" (3.67m x 3.60m) With double glazed window to the rear aspect, laminate flooring and radiator.

BEDROOM 4

11' 10" x 7' 8" (3.62m x 2.34m) With double glazed window to the rear aspect and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin, part tiled walls, tiled flooring, airing cupboard and double glazed windows to the rear aspect.

OUTSIDE

The property sits in a tucked away position with electric gates to the front providing access to the block paved driveway, giving parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is a lawned garden area with mature shrubs and trees.





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, 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.

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

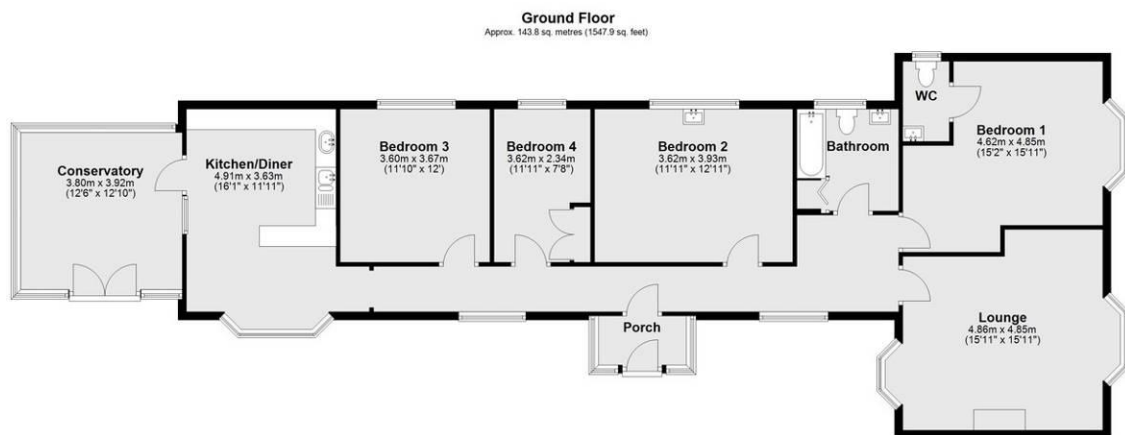
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.



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.

