



84 Heath Road

Navenby, Lincoln, LN5 0TT

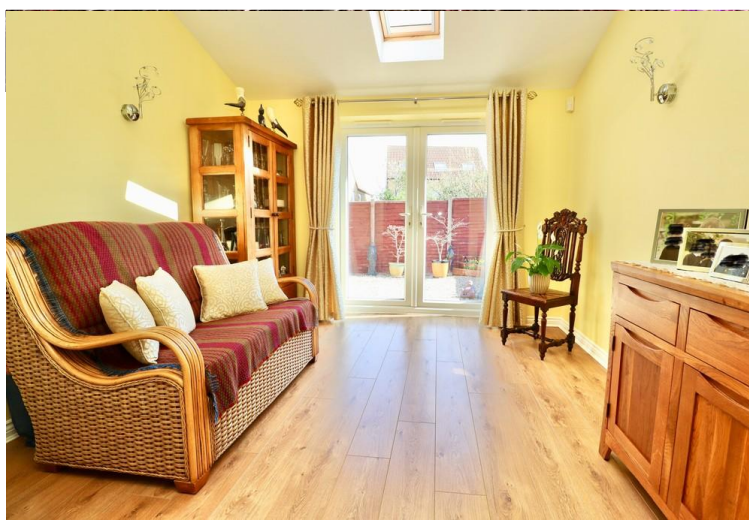


Book a Viewing!

£300,000

A beautiful four bedroom detached house in the popular village of Navenby with immaculate internal accommodation comprising Entrance Hall, Cloakroom/WC, Dining Room, Lounge, Sun Room, modern extended Kitchen, Utility Room and a First Floor Landing leading to four Bedrooms with fitted wardrobes, master with En-suite Shower Room and a Family Shower Room. The property sits in a tucked away position with driveway providing off road parking, a single integral garage and low maintenance gardens to the front and rear. Viewing is highly recommended.





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.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, wood effect laminate flooring and radiator.



CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring and splashbacks, radiator, spotlights and double glazed window to the front aspect.

DINING ROOM

10' 9" x 7' 9" (3.30m x 2.38m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.

LOUNGE

With electric fire set within a feature fireplace, wood effect laminate flooring and radiator.

SUN ROOM

9' 9" x 10' 4" (2.98m x 3.17m) With double glazed French doors to the rear garden, wood effect laminate flooring and radiator.



KITCHEN

21' 2" x 7' 8" (6.47m x 2.35m) Fitted with a range of wall and base units with work surfaces over, spaced for Range cooker, fridge freezer and dishwasher, stainless steel sink with side drainer and mixer tap over, wood effect laminate flooring, radiator, double glazed window to the rear aspect and Velux window.

UTILITY ROOM

Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, radiator, tiled flooring and splashbacks, personal door to the garage, double glazed window to the rear aspect and door to the rear garden.



FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

10' 5" x 9' 10" (3.20m x 3.01m) Fitted with a range of bedroom furniture, double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks and flooring, spotlights, tall radiator and double glazed window to the side aspect.

BEDROOM 2

8' 10" x 8' 8" (2.71m x 2.65m) Fitted with a range of bedroom furniture, double glazed window to the rear aspect and radiator.

BEDROOM 3

6' 11" x 9' 9" (2.11m x 2.98m) With fitted double wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 4

9' 10" x 7' 2" (3.01m x 2.20m) With fitted storage cupboards, double glazed window to the front aspect and radiator.





SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wall mounted wash hand basin, tiled walls and flooring, spotlights, radiator, storage cupboard and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a gravelled garden with flowerbeds and mature shrubs and a driveway providing off street parking and access to the single garage. The garage has an up and over door to the front, light, power and personal door to the utility room. To the rear of the property there is an enclosed low maintenance gravelled garden with patio seating area and garden shed.

WEBSITE
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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO
Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilsen 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.

CWHLJ Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

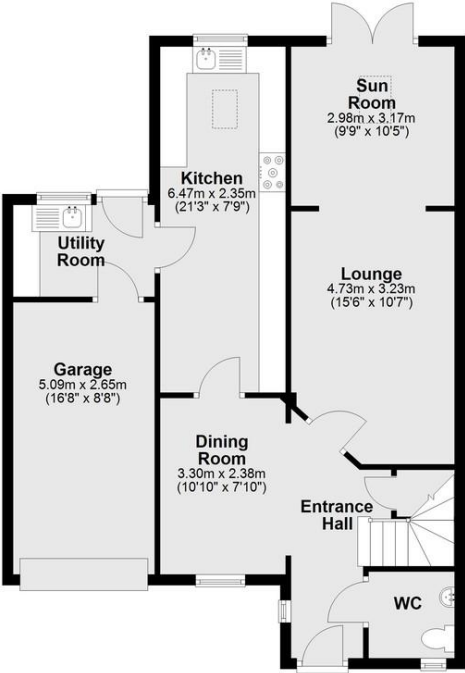
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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

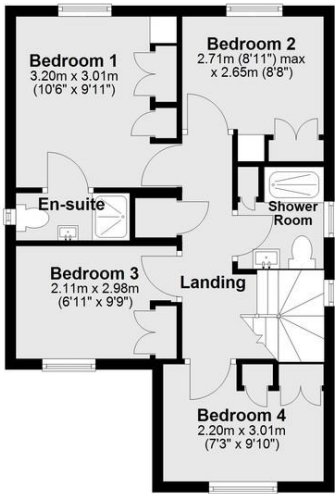
- NOTE**
1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.
- GENERAL**
- If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given 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 whatsoever in relation to this property.
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Ground Floor
Approx. 78.6 sq. metres (846.1 sq. feet)



First Floor
Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

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.

