



44 Ermine Drive

Navenby, Lincoln, LN5 0HB



Book a Viewing!

£325,000

A well-presented three bedroom detached bungalow set back from the road in a quiet residential area of Navenby. The property offers spacious single-storey living with a flexible layout, detached garage, off-road parking and attractive gardens to the front and rear. The accommodation includes a bay-fronted Lounge with feature fireplace, Dining Room, Conservatory, fitted Kitchen, three Bedrooms and a modern four-piece Bathroom. The layout allows for a variety of uses depending on lifestyle needs. Outside there is a lawned front garden, driveway, detached garage and a private rear garden with patio area, lawn and mature planting. Navenby is a well-regarded village with a range of local amenities and good transport links to Lincoln and Grantham, making this an ideal home for a variety of buyers.





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

3' 1" x 13' 4" (.95m x 4.08m) Accessed via a front porch, the hallway connects to all principal rooms including the lounge, kitchen, three bedrooms and family bathroom.

LOUNGE

14' 8" x 15' 10" (4.48m x 4.83m) Spacious front-facing lounge with uPVC double-glazed bay window, radiator,, a feature cast iron fireplace with oak surround and glazed panel double doors which open into the dining room.



DINING ROOM

9' 10" x 8' 4" (3.01m x 2.56m) Accessed from the lounge via glazed double doors, with further access to the conservatory and kitchen, radiator and rear uPVC double doors leading outside.

KITCHEN

9' 2" x 11' 9" (2.81m x 3.59m) Fitted with a range of wall and base units with work surfaces, tiled flooring, stainless steel sink with mixer tap, spaces for freestanding cooker, fridge freezer and washer/dryer, rear facing uPVC window and full-height storage cupboard.



CONSERVATORY

9' 7" x 9' 1" (2.94m x 2.78m) Bright and airy with uPVC double-glazed windows throughout, vaulted ceiling, wooden effect vinyl flooring and French doors leading to the garden.

BEDROOM 1

12' 10" x 10' 4" (3.93m x 3.16m) Double bedroom with uPVC window to the front aspect, radiator and fitted wardrobes.

BEDROOM 2

8' 11" x 10' 0" (2.73m x 3.06m) Double bedroom with rear facing uPVC window and radiator.

BEDROOM 3

9' 1" x 8' 2" (2.79m x 2.49m) Front facing bedroom with uPVC window and radiator – suitable as a study or single bedroom.



BATHROOM

9' 2" x 7' 10" (2.81m x 2.39m) Four-piece suite comprising of walk-in shower, panelled bath, WC and wash basin, tiled flooring and splashbacks, chrome towel radiator and uPVC window to the rear aspect.

GARAGE

9' 6" x 16' 0" (2.92m x 4.88m) With an up and over door to the front aspect.



OUTSIDE

To the front there is a lawned garden and driveway providing off-road parking and access to a detached garage. The rear garden includes a paved seating area, lawn, mature planting and established trees. Tucked away behind a charming wooden arbor, the rear garden offers a private seating area, perfect for quiet relaxation or outdoor dining. Surrounded by a variety of flowering plants and mature borders.

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

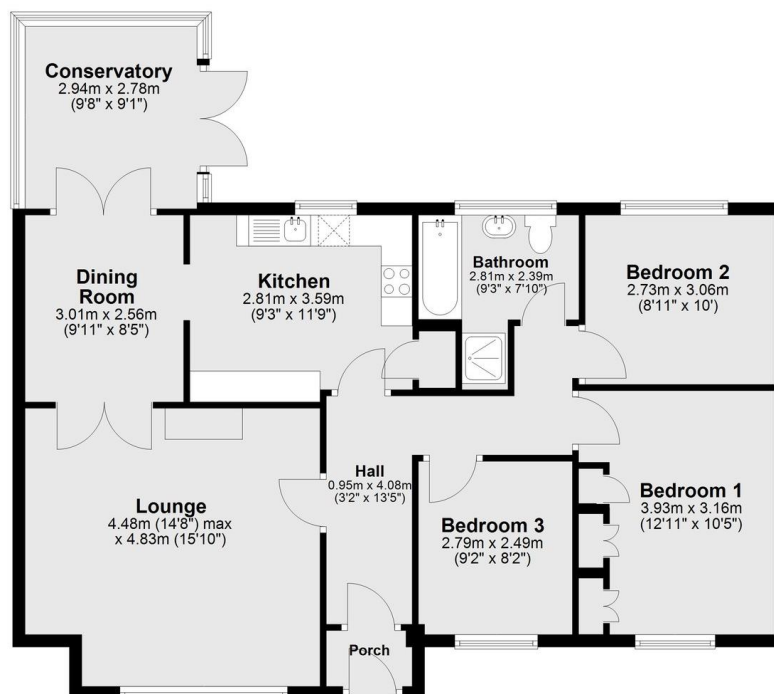
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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.

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Total area: approx. 94.6 sq. metres (1018.6 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.

