



37 Winton Road

Navenby, Lincoln, LN5 0TF



Book a Viewing!

£310,000

Situated on a generous corner plot, this well-positioned two-bedroom detached bungalow offers comfortable single-storey living with off-road parking, a detached garage, and private gardens. The internal accommodation briefly comprises of Porch, Hallway, Kitchen, Lounge, Dining Area, Conservatory, Two Bedrooms, En-Suite to Bedroom 1 and a Family Bathroom. Located in a quiet residential area, the property benefits from a flexible layout and is ideal for a range of buyers.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

12' 0" x 15' 4" (3.66m x 4.68m) Accessed via a porch, the entrance hallway provides access to the lounge, kitchen, both bedrooms, family bathroom, airing cupboard and an additional storage cupboard.

LOUNGE

13' 4" x 12' 2" (4.08m x 3.73m) The lounge features a double-glazed uPVC bay window to the front aspect, flooding the room with natural light. A classic fire surround provides a focal point, complemented by a radiator for heating.

DINING AREA

9' 4" x 12' 2" (2.87m x 3.73m) Open plan connection to the lounge, with sliding doors leading to the conservatory, a serving hatch to the kitchen and a radiator.

KITCHEN

14' 4" x 10' 6" (4.39m x 3.22m) Overlooking the rear garden through a uPVC window, the kitchen is fitted with a range of base units and drawers with work surfaces over and a ceramic sink with mixer tap, space for essential appliances including fridge, washer, dryer and cooker. breakfast bar tiled flooring and direct garden access through a rear door.

CONSERVATORY

9' 1" x 12' 2" (2.79m x 3.71m) Constructed with brick and uPVC double-glazed window units, this versatile space offers garden views, a double-glazed door to the side and a radiator for year-round use.

BEDROOM 1

9' 10" x 9' 2" (3m x 2.81m) The principal bedroom features a front-facing uPVC window, built-in wardrobes with sliding doors providing ample storage space and a door to en-suite.

EN-SUITE

5' 1" x 5' 10" (1.55m x 1.8m) With a three-piece suite comprising a walk-in shower, WC and wash hand basin, floor-to-ceiling tiling and a window to the front aspect.

BEDROOM 2

9' 4" x 10' 4" (2.86m x 3.15m) A generously sized room with a double uPVC window overlooking the rear garden, built-in wardrobes and a radiator.

BATHROOM

6' 6" x 5' 6" (2m x 1.7m) With a three-piece suite with a bath and shower over, WC and wash hand basin, fully tiled with splashbacks, tiled flooring and uPVC window for natural light.

OUTSIDE

The front garden is mainly laid to lawn with small trees, flowerbeds, alongside a driveway leading to the detached garage. The rear garden features a lawn, mature shrubs, flowerbeds and a paved patio area perfect for outdoor entertaining. There is convenient access to the garage available from the garden.





GARAGE

16' 3" x 9' 5" (4.96m x 2.89m) With an up and over door and access to rear garden.

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 01 522 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:

- 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.
- 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 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 101.0 sq. metres (1087.5 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 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.

