



50 Winton Road

Navenby, Lincoln, LN5 0TF



Book a Viewing!

£340,000

A beautifully positioned three-bedroom detached bungalow, set on a generous corner style plot within a quiet cul-de-sac in the ever-popular village of Navenby. Offering a peaceful setting, spacious accommodation and the benefit of no onward chain, this well-kept home is ideal for those seeking single-storey living in a highly regarded village with excellent amenities. Accommodation comprises of Entrance Porch, Hallway, Kitchen, Dining Area, Lounge, Conservatory, three Bedrooms, En-suite to Bedroom one and a Bathroom. There is the added benefit of a double garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



ENTRANCE HALL

A bright and welcoming approach to the property, featuring UPVC double French doors, UPVC window units beneath a conservatory-style roof and leading into the main entrance.

HALLWAY

Accessed via a frosted UPVC double glazed door with matching frosted side window, includes a seating nook, an additional UPVC window to the front aspect, radiator, access to the loft and two useful storage cupboards, one housing the hot water cylinder and the other the wall-mounted boiler.

KITCHEN

14' 4" x 10' (4.37m x 3.05m) A practical and well arranged kitchen fitted with a range of base units, cupboards and laminate worktops, features include tiled flooring, UPVC window to the rear, UPVC doors opening to the patio, radiator, tiled splashbacks, 1½ stainless steel sink with mixer tap, space for dishwasher, integrated washing machine, gas hob with electric oven and extractor over, spotlights, integrated fridge and freezer and a useful breakfast bar.



DINING AREA

10' 3" x 13' 3" (3.12m x 4.04m) A generous and inviting room to the front of the property, featuring a large UPVC bay window that floods the space with natural light, a radiator and flows seamlessly into the lounge.

LOUNGE

14' 4" x 13' 3" (4.37m x 4.04m) A comfortable main living area with a feature gas fireplace and radiator, continuing through to the conservatory via a UPVC sliding door to make the most of the rear garden outlook.



CONSERVATORY

8' 6" x 13' 3" (2.59m x 4.04m) With French doors opening onto the patio, window units to both side and rear aspects overlooking the garden, includes a vaulted ceiling with ceiling fan and radiator.

BEDROOM 1

11' 9" x 12' 3 max" (3.58m x 3.73m) A front facing double bedroom with UPVC window, radiator, a full range of built-in wardrobe units and a door to en-suite.



EN-SUITE

A three piece suite including shower tray, WC and vanity unit, finished with tiled wall splashbacks, upright towel radiator, extractor and UPVC window to the front aspect.

BEDROOM 2

9' 5" x 9' 8" (2.87m x 2.95m) A double bedroom with UPVC window to the rear aspect, radiator and fitted wardrobe units.



BEDROOM 3

9' 5" x 7' 1" (2.87m x 2.16m) A flexible room suitable as a home office or an additional bedroom, with a UPVC window to the rear aspect, radiator and fitted cupboard units.

BATHROOM

A three piece suite comprising bath with shower overhead, WC and pedestal sink, with a frosted UPVC window to the side aspect, tiled wall splashbacks, radiator with towel rail and extractor.

DOUBLE GARAGE

17' 1" x 17' 1" (5.21m x 5.21m) A spacious brick built garage with electric an up-and-over door, side pedestrian door, rear window and electricity.

OUTSIDE

The front of the property features a generous block-paved driveway providing parking for multiple vehicles, along with a small lawned area and access to the double garage. The garden wraps around the property, with the rear being mainly laid to lawn with mature borders and trees. A block-paved patio sits directly off both the conservatory and kitchen, with greenhouse, garden shed and secure gated access.

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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 Callum 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.

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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.

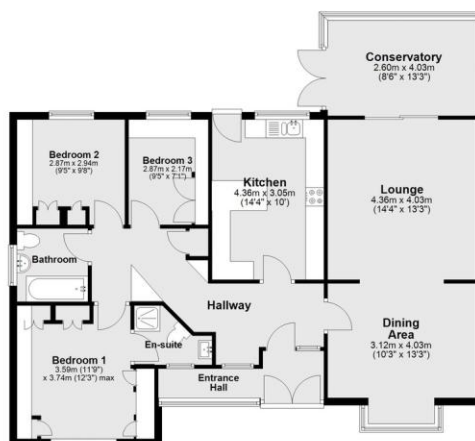
GENERAL

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Ground Floor



Total area: approx. 137.4 sq. metres (1478.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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