



Ermine Drive, Navenby



£315,000

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Single Garage & Driveway
- Popular Village Location
- GCH & uPVC Double Glazing
- Freehold
- EPC rating D



Spacious THREE BEDROOM Detached Bungalow, located in the highly sought after village of Navenby. Perfectly positioned within walking distance of the local shops, school and doctors. This property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Porch, Entrance Hall, Lounge, Kitchen Diner, Bathroom and Three Bedrooms . Outside the property there is a driveway leading to a Detached Single Garage. To the rear of the property there is an enclosed lawned garden with patio area, shed and greenhouse.

Entrance Hall

With the entrance door and access to the porch.

Porch

With a door to the rear garden and access to the inner hallway.

Inner Hallway

With access to the lounge, kitchen diner, bathroom and bedrooms.

Lounge

11'6" x 12'8" (3.5m x 3.9m)

With a window to the front aspect, feature fireplace and radiator.



Kitchen Diner

20'0" x 8'8" (6.1m x 2.6m)

With windows to the front and side aspects, access to storage cupboard, a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor fan over and dining area.

Bathroom

7'7" x 8'8" (2.3m x 2.6m)

With a window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and heated towel rail.

Bedroom One

10'7" x 12'7" (3.2m x 3.8m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

10'7" x 8'9" (3.2m x 2.7m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

8'0" x 9'0" (2.4m x 2.7m)

With a window to the side aspect and radiator.

Detached Garage

17'0" x 9'0" (5.2m x 2.7m)

With up and over door to the front aspect, power and lighting.

Outside

To the front of the property there is a driveway leading to a single detached garage. To the rear of the property there is an enclosed lawned garden with patio, shed and greenhouse.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



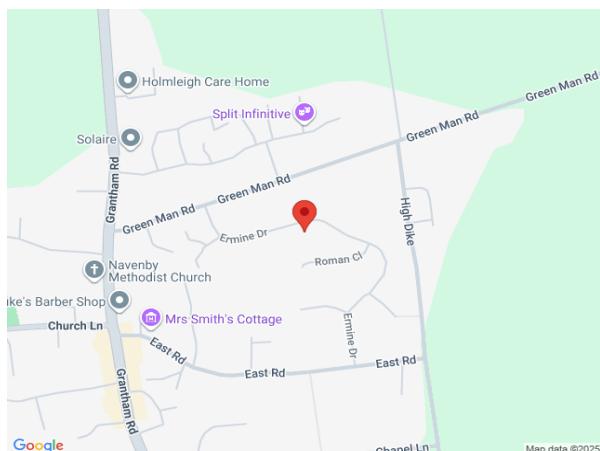
Floorplan

GROUND FLOOR



23 ERMINIE DR, NAVENBY, LNS 0H8

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for guidance purposes only and is not to scale. It is the responsibility of the prospective purchaser to have the services, systems and appliances checked and tested by a qualified engineer. Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

78 C

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