



**24 Green Man Road**  
Navenby, Lincoln, LN5 0JY

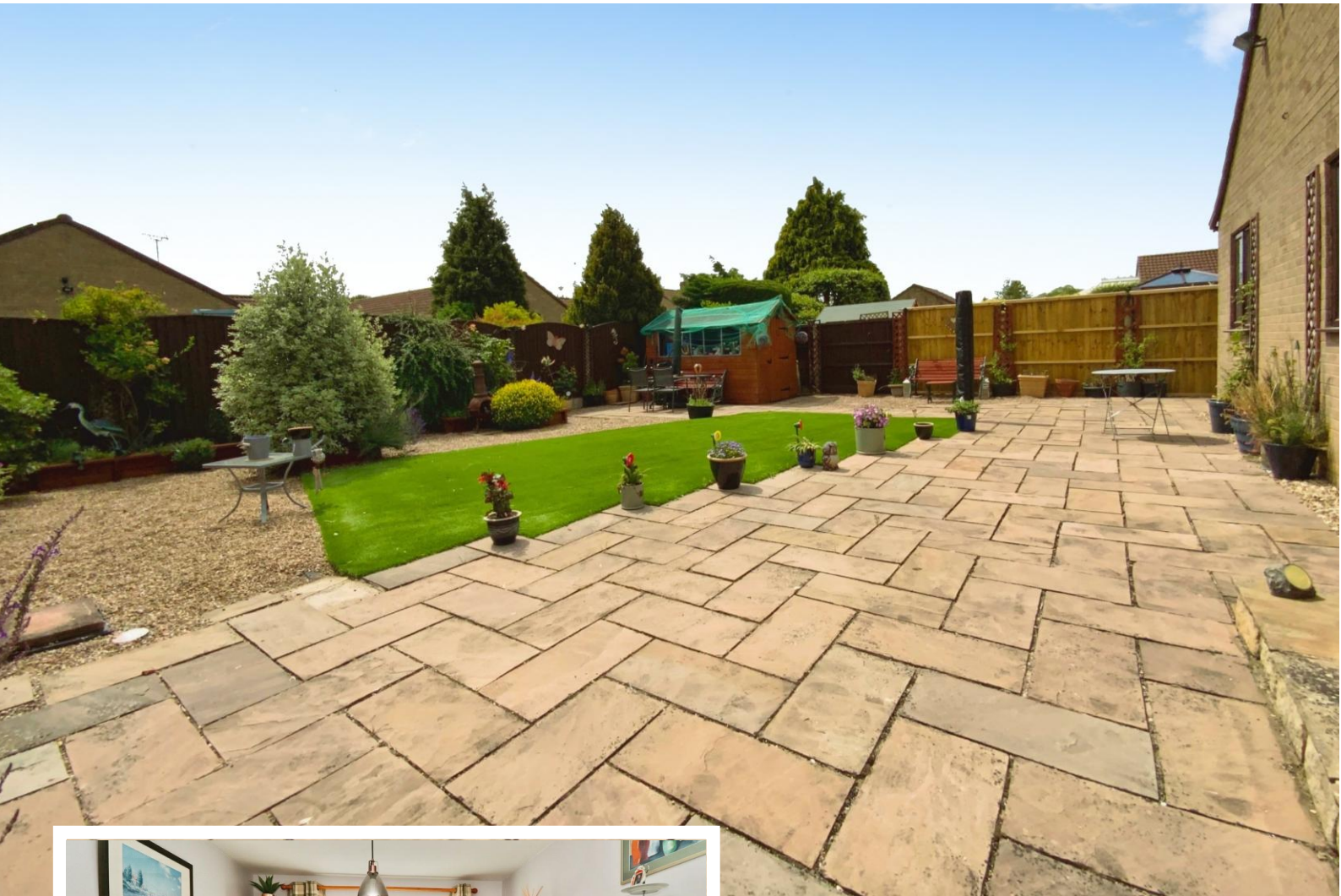


Book a Viewing!

## Asking price £375,000

A deceptively spacious three bedroom detached bungalow occupying a pleasant non estate position close to the heart of the ever popular village of Navenby. Beautifully improved by the current owners, the property offers immaculately presented accommodation throughout, comprising an Entrance Hall with exceptional storage, a spacious Lounge, modern fitted Kitchen Diner, Utility Room, three well proportioned Double Bedrooms, a stylish Family Bathroom and a contemporary Shower Room. Outside, the property benefits from a generous gravelled driveway providing ample off street parking, an established front garden, a part garage and a beautifully landscaped rear garden. Viewing is highly recommended to fully appreciate the space, quality and specification of accommodation on offer.





#### 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 two large walk-in storage cupboards with lighting, two radiators and tiled flooring.

##### LOUNGE

16' 7" x 12' 11" (5.07m x 3.95m) With double glazed window to the front aspect, electric fire set within a decorative fireplace and radiator.

##### KITCHEN/DINER

22' 9" x 8' 11" (6.95m x 2.73m) Fitted with a modern range of wall and base units with work surfaces over, eye level double electric oven, gas hob with extractor fan over, integrated fridge and dishwasher, tiled flooring, radiator, double glazed window to the side aspect and double glazed bay window to the front aspect.



#### UTILITY ROOM

Fitted with wall and base units with work surfaces over, spaces for washing machine, tumble dryer and fridge, tiled flooring, radiator, laminate flooring and door to the garage.

#### BEDROOM 1

12' 11" x 10' 7" (3.95m x 3.25m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

#### BEDROOM 2

16' 6" x 9' 2" (5.03m x 2.81m) With large walk-in storage cupboard, double glazed sliding patio doors, two double glazed windows to the side aspect, radiator and tiled flooring.



#### BEDROOM 3

10' 9" x 8' 11" (3.28m x 2.73m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled flooring and double glazed window to the side aspect.

#### SHOWER ROOM

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



#### OUTSIDE

To the front of the property there is a gravelled driveway providing ample off street parking and access to the garage. There is an established front garden with mature shrubs inset. To the rear there is a landscaped enclosed rear garden with patio seating areas, gravelled areas, artificial lawn, mature and well stocked flowerbeds and a garden shed with electricity and two mains sockets.

#### PART GARAGE

9' 3" x 10' 4" (2.83m x 3.17m) With an up and over door to the front, door to the utility room, light and power.

#### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – D.

#### COUNCIL TAX BAND – C.

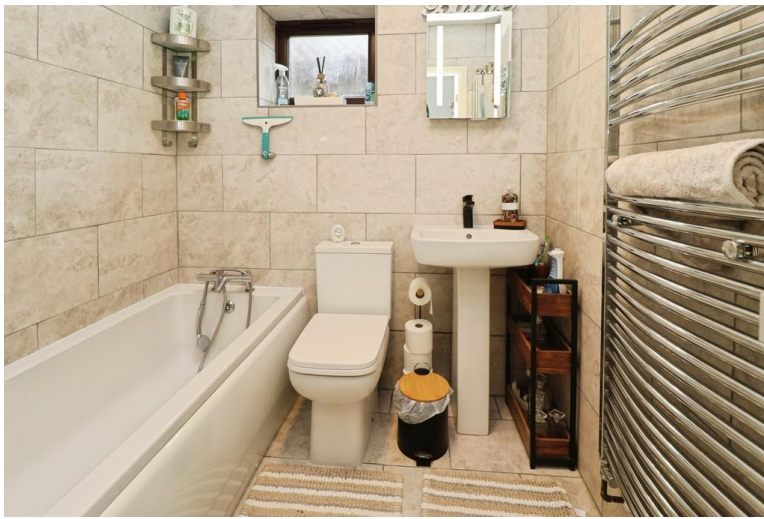
#### LOCAL AUTHORITY - North Kesteven District Council.

#### TENURE - Freehold.

#### VIEWINGS - By prior appointment through Mundy's.

#### BROADBAND - Check the broadband available for this





property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**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](http://mundys.net)

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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 roughly 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:

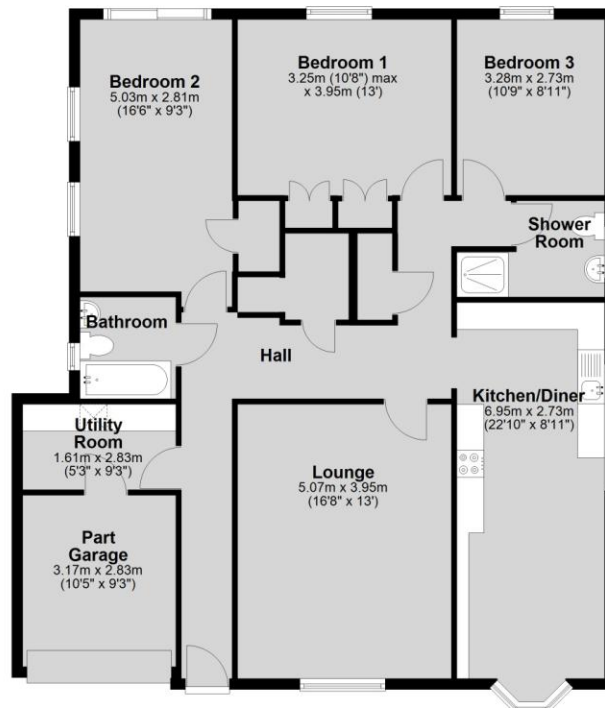
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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**Ground Floor**

Approx. 123.1 sq. metres (1325.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

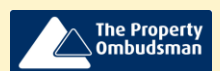
29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

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

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.



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