



Ermine Drive, Navenby



£300,000

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Front & Rear Gardens
- Double Garage & Driveway
- Two Reception Rooms
- Tenure: Freehold
- EPC Rating E



Spacious THREE BEDROOM Detached Bungalow located in the sought after village of Navenby. Ideally positioned within walking distance of the local shops, schools and doctors. The property further benefits from uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and bathroom. Externally to the front of the property there is a driveway with room for three cars leading to a double garage and lawned gardens. To the rear of the property there are enclosed lawned gardens and patio area.

Porch

External door to front aspect.

Entrance Hall

Doors leading to all rooms and access to roof space

Lounge 11'0" x 15'0" (3.4m x 4.6m)

Window to front aspect, electric fire, storage heater and opening to dining room.



Dining Room 9'0" x 7'0" (2.7m x 2.1m)

Patio doors to the rear aspect and storage heater.

Kitchen 9'0" x 11'0" (2.7m x 3.4m)

Window and external door to rear aspect, access to the airing cupboard, fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, electric oven and four ring electric hob with extractor over.

Bedroom One 13'0" x 10'0" (4m x 3m)

Window to front aspect, triple fitted wardrobes and storage heater.

Bedroom Two 7'0" x 10'0" (2.1m x 3m)

Window to rear aspect, double fitted wardrobes and storage heater.

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

Window to front aspect, double fitted wardrobes and storage heater.

Shower Room 4'0" x 8'0" (1.2m x 2.4m)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin, wall heater and extractor.



Outside

To the front of the property there is a gravelled driveway leading to a double garage with electric garage door and lawned gardens. To the rear of the property there are enclosed lawned gardens with patio area.

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.

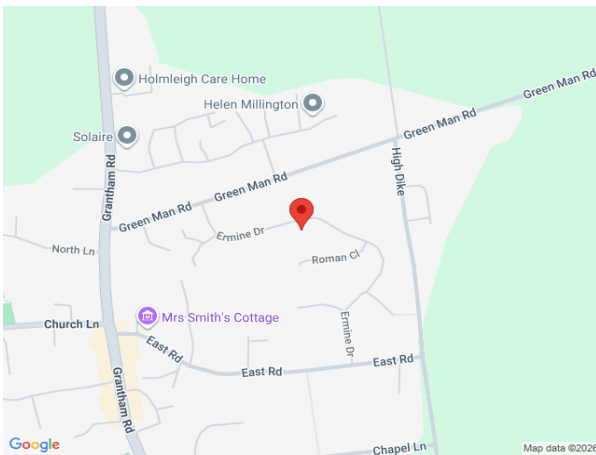
GROUND FLOOR 1028 sq.ft. (95.5 sq.m.) approx.



ERMINE DRIVE, NAVENBY, LN5 0HB

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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