



Ermine Drive, Navenby



**£300,000**

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Single Garage & Driveway
- Popular Village Location
- GCH & uPVC Double Glazing
- Tenure: 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.

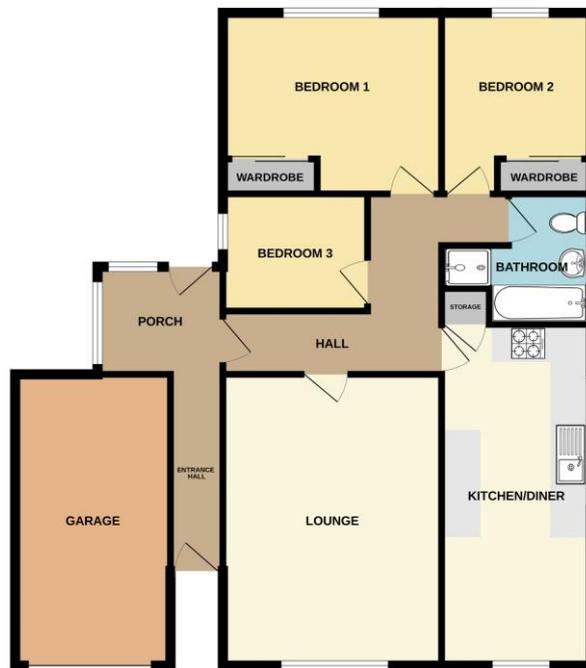
### Agents Note

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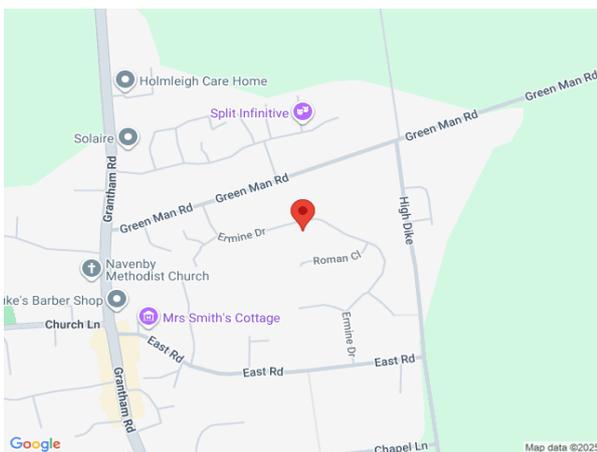
# Floorplan

GROUND FLOOR



23 ERMINE DR, NAVENBY, LNS 0HB

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 errors, omissions or misstatements. 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. Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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