



## Chapel House, 3 Chapel Lane, Navenby, Lincoln, LN5 0ER



Book a Viewing!

**£475,000**

Situated in the heart of the ever popular village of Navenby, a spacious 6 bedroom detached family home with accommodation across three floors. The versatile accommodation on offer comprises of Porch, Hall, double bay-fronted Lounge/Diner, Study, Stylish Kitchen, Complimenting Utility Room, Snug, Sun Room, Ground Floor En-suite Bedroom. To the First Floor there are three further double Bedrooms all with an En-suite. To the Second Floor there are two further Bedrooms and a Shower Room. Outside the property has a block paved driveway and double garage, a further gated driveway, and beautiful gardens to the front and both sides. Viewing of this property is highly recommended to appreciate the spacious and versatile accommodation on offer. NO CHAIN.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – E.

**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, 1<sup>st</sup> Class butchers, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers, a village primary school and award winning Public House and Restaurant. 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

### PORCH

With double glazed windows to the front and rear aspects and laminate flooring.

### HALL

With staircase to the first floor, storage cupboard, understairs cupboard and radiator.

### LOUNGE/DINER

22' 8" x 15' 2" (6.92m x 4.63m) With two double glazed bay windows to the front aspect, wall hung gas fire, wood flooring, exposed stone wall and two radiators.

### STUDY

10' 11" x 9' 10" (3.34m x 3.02m) With double glazed window to the side aspect, laminate flooring, exposed stone wall and radiator.

### REAR HALL

With cupboard housing the gas fired central heating boiler, laminate flooring, radiator, double glazed window to the rear aspect and door to the side garden.

### KITCHEN

12' 1" x 9' 1" (3.69m x 2.77m) Fitted with a newly installed, stylish range of wall and base units with work surfaces over. All new appliances; eye level electric oven, 5 ring gas hob with extractor fan over, and American fridge freezer. Ceramic sink with side drainer and mixer tap over, laminate flooring, radiator and double glazed window to the front aspect.



### UTILITY AREA

10' 5" x 6' 3" (3.19m x 1.93m) Fitted with a range of wall and base units to compliment the kitchen with work surfaces over, ceramic sink with side drainer and mixer tap over, integrated dishwasher, space for washing machine, laminate flooring, radiator and double glazed window to the rear aspect.



### SNUG

12' 2" x 10' 7" (3.71m x 3.23m) With log burner, radiator, double glazed window to the rear aspect and double glazed French doors to the garden.

### SUN ROOM

12' 2" x 7' 7" (3.71m x 2.32m) With double glazed French doors to the garden, wood flooring and exposed stone wall.

### BEDROOM 1

14' 1" x 9' 1" (4.30m x 2.77m) With a range of fitted bedroom furniture including wardrobes, over bed storage, drawers and bedside cabinets, double glazed window to the side aspect and radiator.





#### EN-SUITE SHOWER ROOM

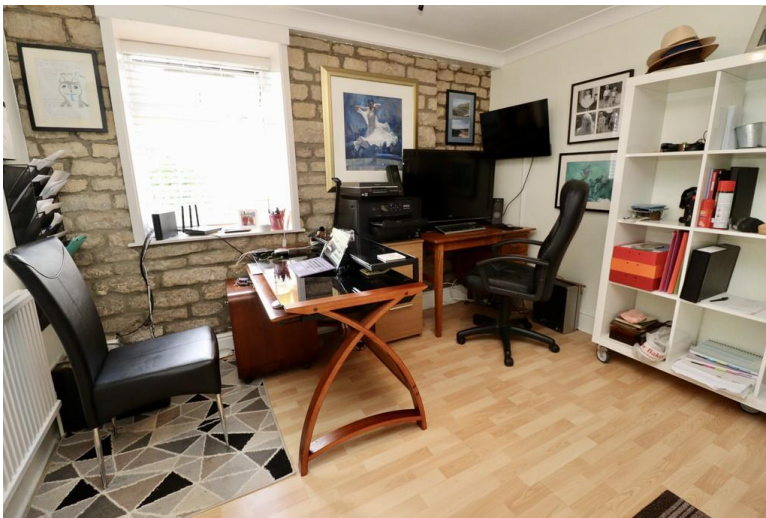
Fitted with a three piece suite comprising of newly fitted shower cubicle with rain shower, pedestal wash hand basin and close coupled WC, laminate flooring and radiator.

#### FIRST FLOOR LANDING

With staircase to the second floor and radiator.

#### BEDROOM 2

15' 2" x 15' 1" (4.64m x 4.61m) With a range of fitted bedroom furniture including wardrobes, drawers, dressing table and bedside cabinets, double glazed window to the side aspect and two radiators.



#### EN-SUITE BATHROOM

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

#### BEDROOM 3

11' 10" x 9' 6" (3.63m x 2.92m) With double glazed window to the rear aspect, built in wardrobe, over stairs storage cupboard and radiator.

#### EN-SUITE BATHROOM

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



#### BEDROOM 4

9' 10" x 9' 3" (3.00m x 2.82m) With built in storage cupboard, double glazed window to the side aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

#### SECOND FLOOR LANDING

With Velux window.

#### BEDROOM 5

14' 11" x 7' 3" (4.55m x 2.23m) With Velux window, eaves storage and radiator.

#### BEDROOM 6

15' 4" x 7' 1" (4.69m x 2.16m) With Velux window, exposed stone wall, eaves storage and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and Velux window.





## OUTSIDE

The property has beautiful gardens to the front and both sides. To the front there is a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin roller doors, rear personnel door, light and power. There is an additional secure gated parking space. The front garden is set behind low level hedging with lawn and mature shrubs. To the side of the property behind the garage is an enclosed paved garden with greenhouse. The main garden is fully enclosed with many beautiful landscaped areas, an area of artificial lawn, patio seating area, mature shrubs and flowerbeds.

### 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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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Slis & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

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 thoroughly checked.

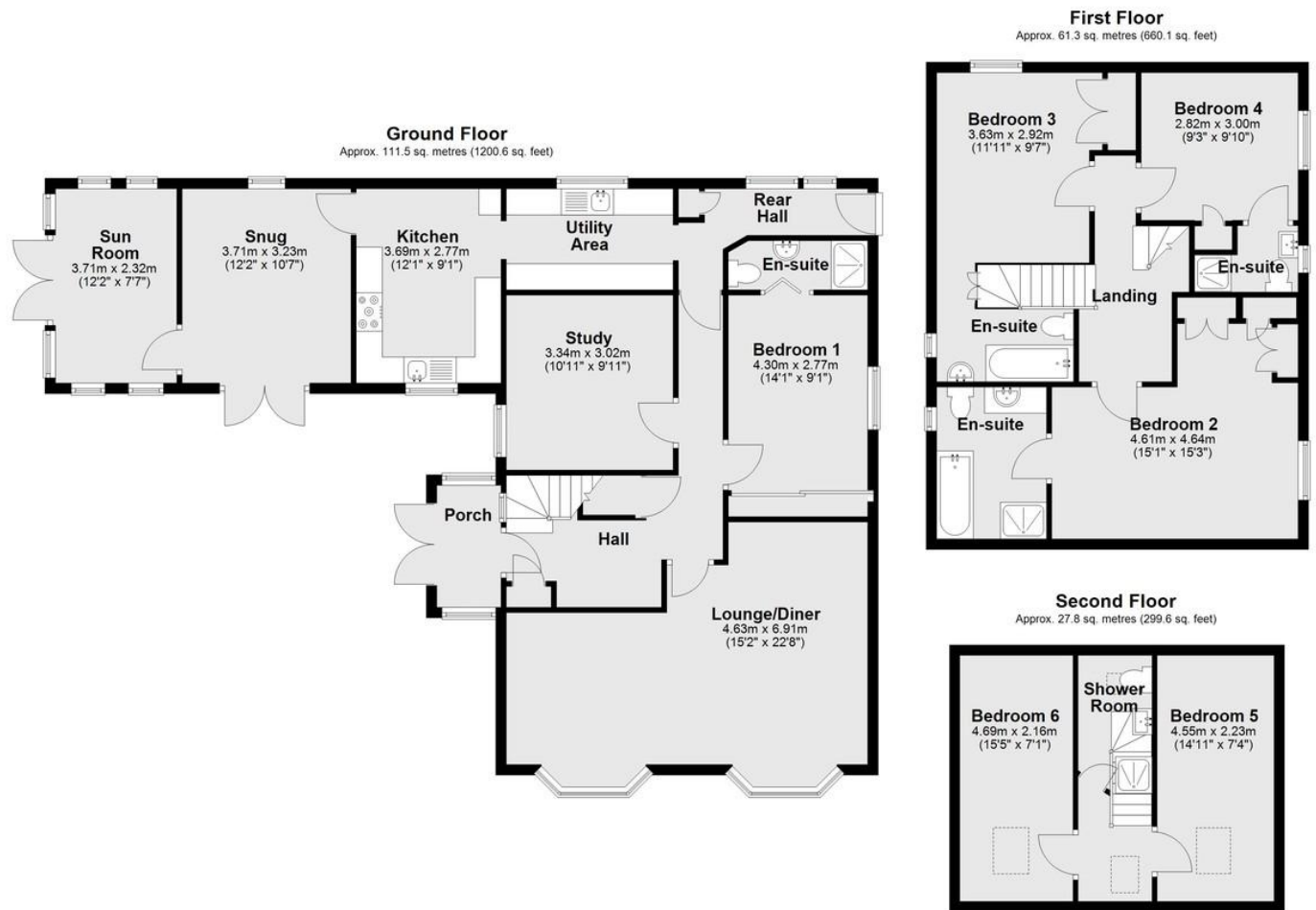
### GENERAL

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.
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