



**14a Courtyard Mews, Grantham Road**  
Navenby, Lincoln, LN5 0EU



Book a Viewing!

**£115,000**

A one bedroom first floor apartment, offered for sale with no onward chain, presenting an excellent opportunity for investors or first time buyers. Situated in the highly sought-after village of Navenby, the property requires modernisation but offers strong potential to create a well-appointed home in a popular and well-connected location. The accommodation comprises of an entrance hallway with stairs rising to the first floor, a landing with built-in storage, an open-plan living kitchen area, a double bedroom and a bathroom. The property also benefits from allocated parking for two vehicles to the rear, along with an external storage area.



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## SERVICES

Mains electricity, water and drainage. Electric Heating.

## EPC RATING – E.

## COUNCIL TAX BAND – A

## 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, 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

Accessed via a UPVC entrance door, providing a private entrance with stairs rising to the first floor landing.

### FIRST FLOOR LANDING

With built-in storage cupboard housing the hot water cylinder and access to all rooms.

### OPEN PLAN LIVING

20' 1" max" x 18' 9" max" (6.12m x 5.72m) Fitted kitchen with electric oven, hob and extractor over, spaces for a washing machine and fridge, electric radiator, Velux-style windows to both front and rear, along with an additional front facing window, providing good natural light, and a wall-mounted Mitsubishi air conditioning unit. Offering excellent scope for improvement.

### BEDROOM 1

13' 1" x 8' 4" (3.99m x 2.54m) With Velux-style window to the front aspect and electric radiator.

### BATHROOM

Fitted with a three piece suite comprising of a bath with electric shower over, pedestal wash basin and WC, tiled splashbacks, lino flooring, electric radiator, extractor fan, spotlights and Velux-style window.

### OUTSIDE

Allocated parking for two vehicles to the rear, along with an external storage area.

### 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)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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, J Walter and Callum Lyman 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 roughly checked.

### GENERAL

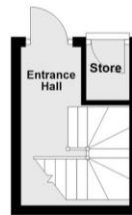
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 here in as not verified.

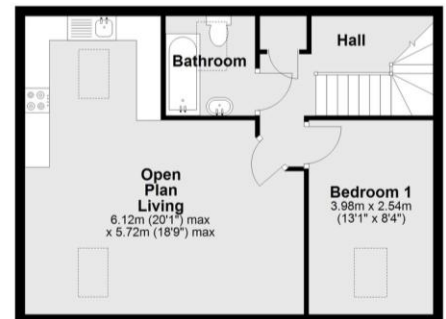
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**Ground Floor**  
Approx. 7.2 sq. metres (77.9 sq. feet)



**First Floor**  
Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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 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.

