



3 High Dyke

Navenby, Lincoln, LN5 0JZ

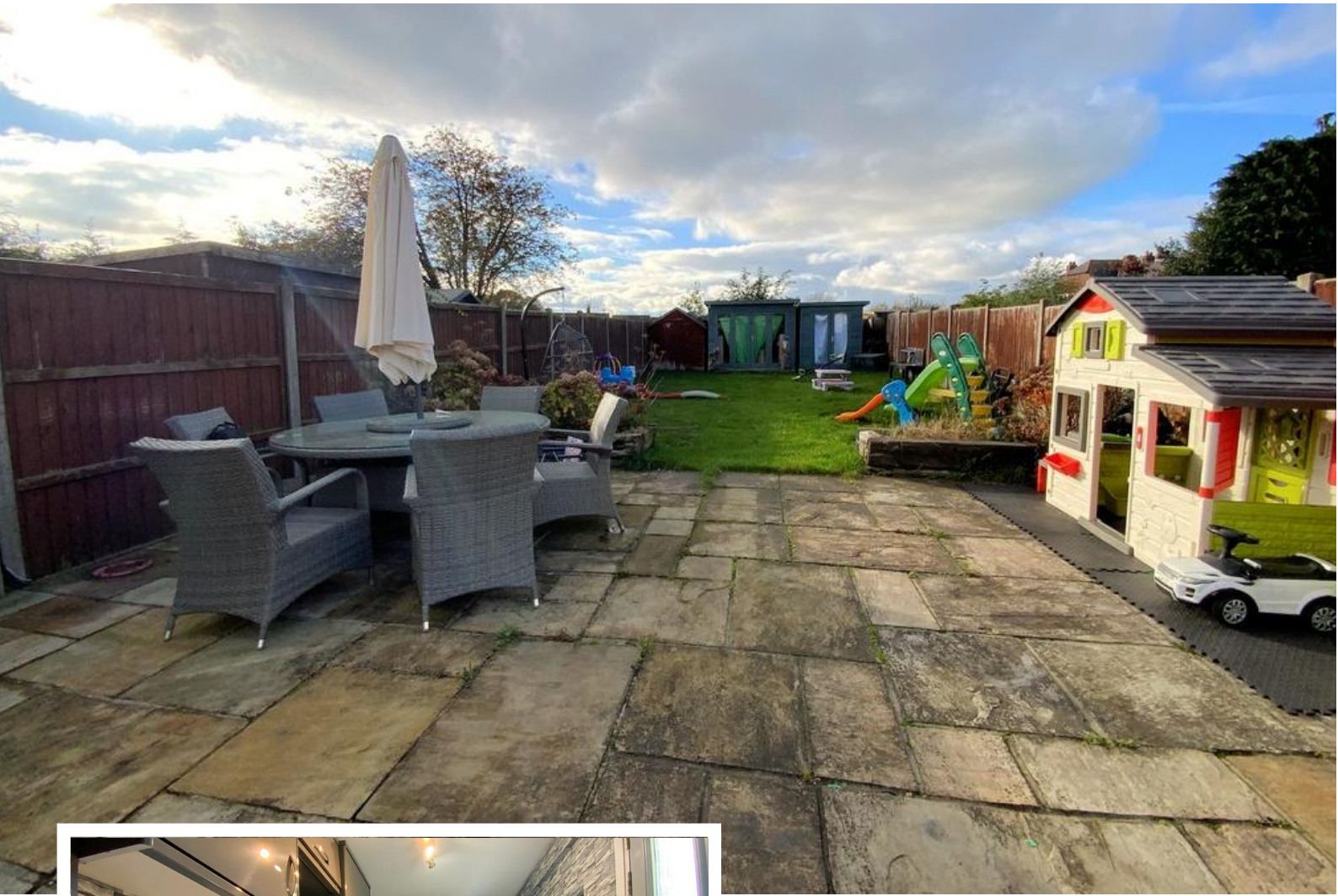


Book a Viewing!

STARTING BID £130,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000. A well-presented three bedroomed semi-detached property positioned in this popular village location of Navenby. The property has internal accommodation to comprise of Lounge, Open Plan Kitchen Diner, WC, Ground Floor Bathroom and a First Floor Landing leading to three Bedrooms. There is a lawned garden and off road parking to the front to the property. To the rear of the property there is a lawned garden with a paved seating area, summer house and shed. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

OPEN PLAN KITCHEN DINER

With UPVC windows to the side and rear aspect, UPVC door to the rear garden wooden laminate flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral oven, four ring electric hob with extraction above, integral fridge freezer, spaces for washing machine and dishwasher, wall mounted cupboards with complementary splashbacks, central island with breakfast bar, under stairs storage cupboard, radiator and door to the lounge.

LOUNGE

14' 10" x 13' 11" (4.53m x 4.26m) With UPVC window to the front aspect and radiator.

BATHROOM

5' 4" x 6' 0" (1.65m x 1.85m) With UPVC window to the side aspect, tiled flooring, tiled walls, bath, wash hand basin with vanity unit and chrome towel radiator.

WC

With UPVC window to the side aspect, chrome towel radiator, tiled flooring, partly tiled walls and a WC.

FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void and doors to three bedrooms.



BEDROOM 1

12' 5" x 11' 0" (3.79m x 3.36m) With UPVC window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 2

13' 3" x 7' 1" (4.05m x 2.18m) With UPVC window to the front aspect, radiator and fitted wardrobes.

BEDROOM 3

9' 9" x 6' 5" (2.99m x 1.97m) With UPVC window to the front aspect and radiator.

OUTSIDE

To the front of the property there is a lawned area with a driveway to the side providing off road parking. To the rear of the property there is a lawned garden with a paved seating area, flowerbeds, summer houses and shed.



Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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

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 and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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

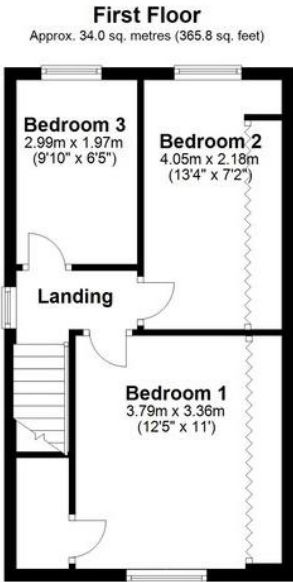
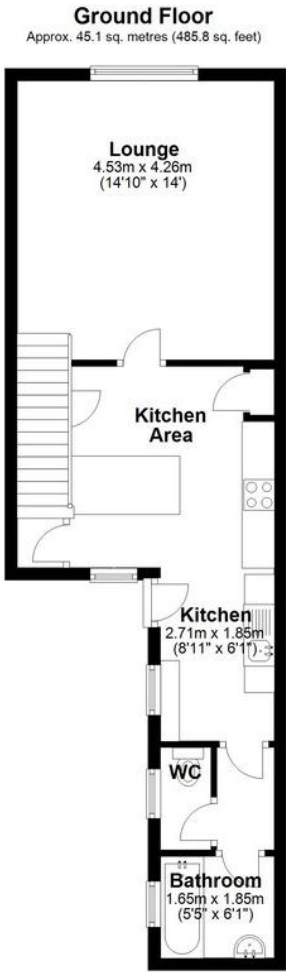
- 1. None of the services or equipment have been checked or tested.
- 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
- 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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Total area: approx. 79.1 sq. metres (851.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

