



## 32 Doncaster Gardens

Navenby, Lincoln, LN5 0TQ

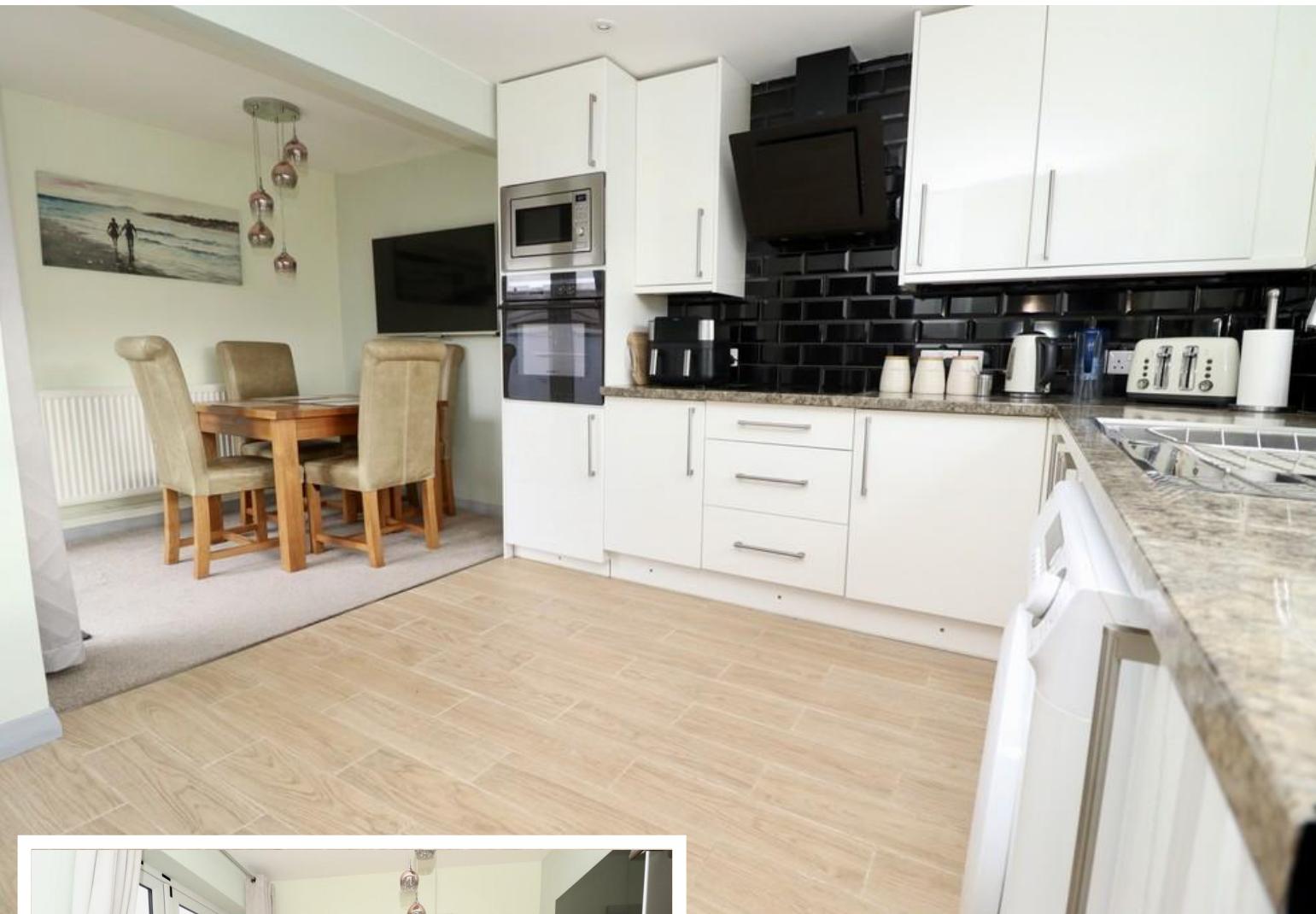


Book a Viewing!

**£310,000**

Situated in a private tucked away position within the ever popular Cliff village of Navenby, a modern and thoughtfully reconfigured three bedroom detached bungalow. The well-presented accommodation comprising of Hall, Lounge, Kitchen/Diner, three Bedrooms, master with En-suite Shower Room and a Family Bathroom. Outside there is a large driveway providing off street parking for several vehicles and pleasant front and rear gardens. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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

### HALL

With airing cupboard housing the gas fired central heating boiler, storage cupboard and radiator.

### LOUNGE

15' 7" x 10' 4" (4.75m x 3.16m) With double glazed bay window to the front aspect, electric fire set within a feature fireplace and two radiators.

### INNER HALLWAY

With radiator, storage cupboard and spotlights.

### KITCHEN DINER

16' 6 (max)" x 11' 9 (max)" (5.03m x 3.58m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan, integrated microwave, spaces for American fridge freezer and washing machine, tiled splashbacks, kickboard lights, spotlights, laminate flooring, radiator, double glazed French doors to the rear garden and double glazed window to the front aspect.

### BEDROOM 1

11' 3" x 10' 4" (3.43m x 3.16m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit and close coupled WC, radiator, tiled walls, tiled flooring and double glazed window to the rear aspect.

### BEDROOM 2

10' 5" x 8' 9" (3.18m x 2.67m) With double glazed window to the front aspect, fitted wardrobes and radiator.

### BEDROOM 3

9' 2 (max)" x 8' 9 (max)" (2.79m x 2.67m) With double glazed window to the side aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

### OUTSIDE

The property has a block paved and gravelled driveway providing off street parking for several vehicles. There is a front garden laid to lawn with ornamental tree inset. To the rear there is an enclosed garden which is laid mainly to lawn with patio seating areas, mature shrubs, flower beds and two sheds.





#### WEBSITE

Our detailed web site 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 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.

CWHL, J Walker 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 556084 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.

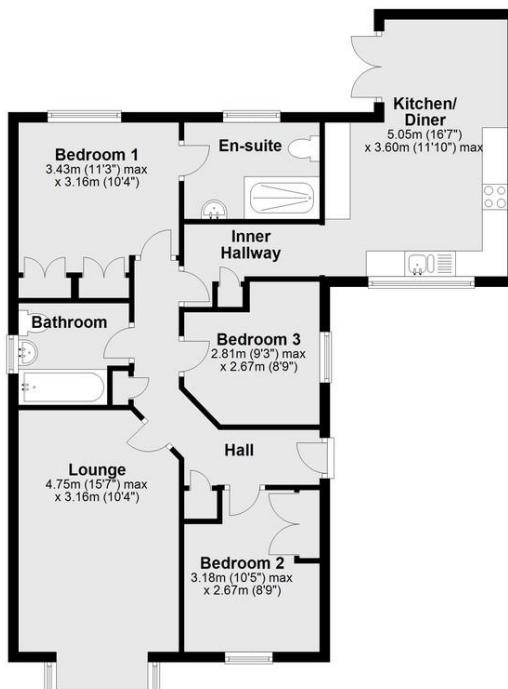
#### GENERAL

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 78.3 sq. metres (843.3 sq. feet)



Total area: approx. 78.3 sq. metres (843.3 sq. feet)

For illustration purposes only.  
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 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.

