



37 High Street

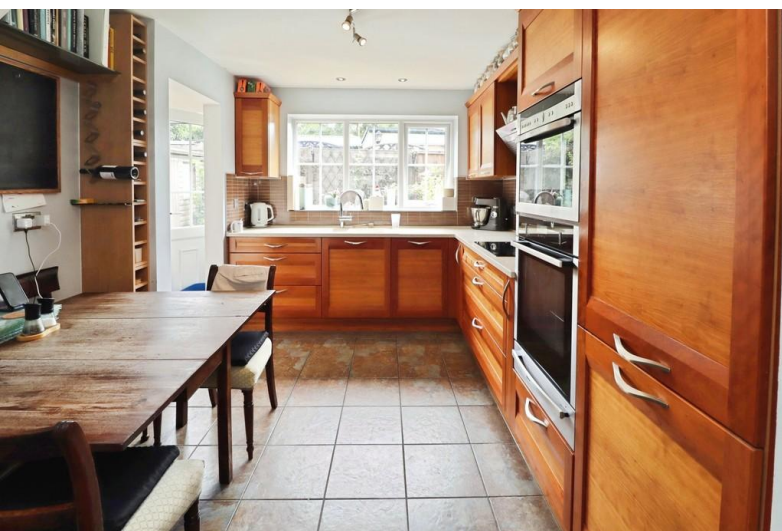
Navenby, Lincoln, LN5 0EE



Book a Viewing!

£295,000

Ideally positioned in the heart of the ever popular Cliff village of Navenby, this spacious three bedroom character cottage offers beautiful accommodation arranged over three floors. Blending period charm with practical modern living, the property comprises an Entrance Hall, an Open Plan Lounge/Dining Room flowing into a fitted Kitchen, and a Rear Hall. The First Floor provides two well-proportioned Bedrooms, one benefiting from an En-Suite Bathroom, together with a stylish Family Shower Room and a useful Utility Cupboard. Occupying the Second Floor is a stunning Principal Bedroom, creating a peaceful and private retreat. Outside, the property enjoys a private enclosed courtyard garden, ideal for outdoor dining and relaxing. Situated just a short stroll from Navenby's excellent range of amenities, this delightful home is perfect for a variety of purchasers. Viewing is highly recommended to fully appreciate the character, accommodation and sought after village location on offer.





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

With tiled flooring.

LOUNGE/DINER

16' 6" x 15' 10" (5.03m x 4.83m) With double glazed windows to the front and rear aspects, tiled flooring, spotlights and two radiators.

KITCHEN

11' 1" x 9' 5" (3.40m x 2.89m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric double oven with warming drawer, induction hob, tiled flooring and splashbacks and double glazed window to the rear aspect.



REAR HALL

With staircase to the first floor, tiled flooring and door to the garden.

FIRST FLOOR LANDING

With staircase to the second floor.

UTILITY CUPBOARD

With plumbing for washing machine and tiled flooring.

BEDROOM 2

16' 8" x 10' 7" (5.10m x 3.23m) With double glazed window to the front aspect and radiator.

EN-SUITE

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



BEDROOM 3

13' 6 (max)" x 10' 4" (4.11m x 3.17m) With double glazed window to the front aspect, under stairs storage cupboard and radiator.

SHOWER ROOM

Fitted with a four piece suite comprising of shower over, close coupled WC, wash hand basin and bidet, tiled flooring and splashbacks, airing cupboard housing the gas fired central heating boiler, chrome towel radiator and double glazed window to the rear aspect.

SECOND FLOOR LANDING

With Velux window.

BEDROOM 1

22' 8 (max)" x 12' 1" (6.91m x 3.70m) With double glazed windows to the front and rear aspects, Velux window and radiator.



OUTSIDE

To the rear of the property there is an enclosed block paved courtyard garden with garden shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

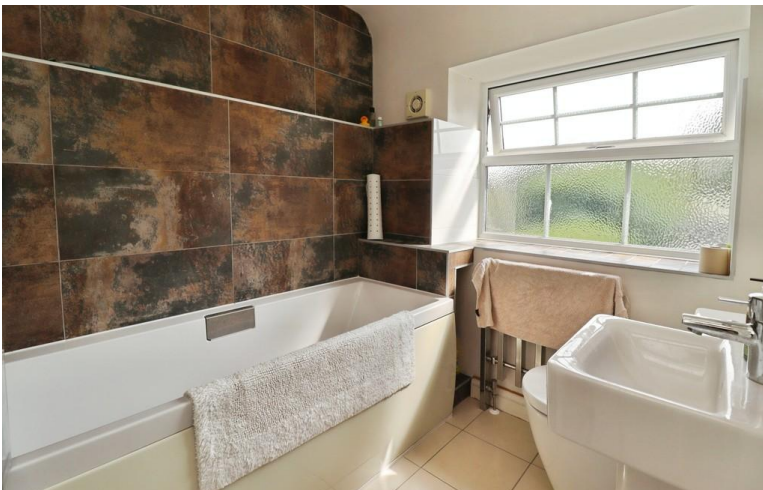
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

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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

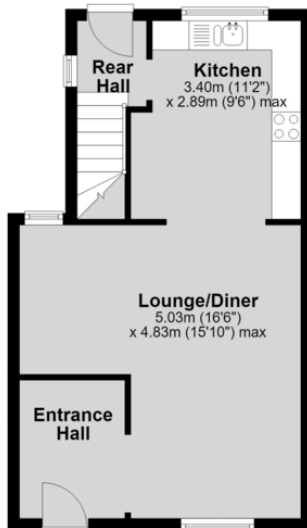
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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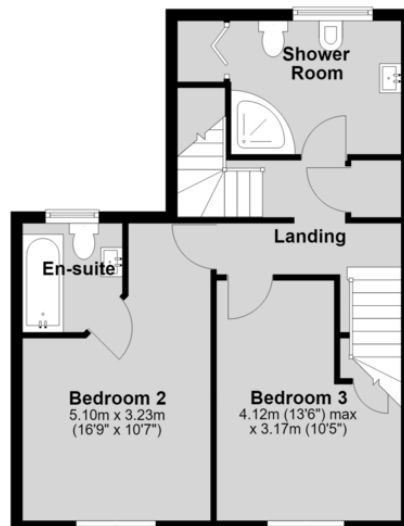
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



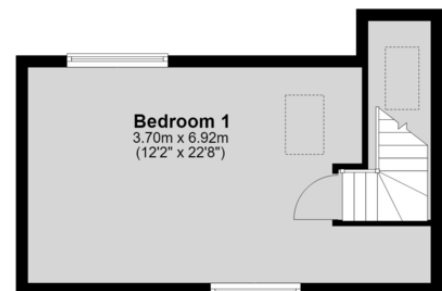
First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Second Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



Total area: approx. 107.9 sq. metres (1160.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.



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