



32 Green Man Road

Navenby, LN5 0JY



Book a Viewing!

£285,000

A Three Bedroom Bungalow situated within the highly sought after village of Navenby. The property offers well proportioned accommodation, although it could benefit from a programme of modernisation, providing an excellent opportunity for the new owner to create a home to their own taste and specification. The accommodation briefly comprises Entrance Hall, Lounge, Dining Room, fitted Kitchen, three Bedrooms and Family Bathroom. Outside, a driveway provides ample off-road parking and access to the attached Single Garage, with gardens situated to both the front and rear. The property is offered for sale with No Onward Chain, and early viewing is highly recommended.



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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.

ENTRANCE HALL

With electric storage heater.

LOUNGE

16' 7" x 12' 11" (5.06m x 3.96m) With double glazed window to the front aspect, gas fire set within a feature fireplace and electric storage heater.

KITCHEN

14' 2" x 8' 11" (4.33m x 2.73m) Fitted with a range of wall and base units, work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob, spaces for fridge freezer and washing machine, airing cupboard, tiled splashbacks and double glazed window to the side aspect.

DINING ROOM

8' 11" x 8' 10" (2.73m x 2.71m) With double glazed bay window to the front aspect and electric storage heater.

BEDROOM 1

13' 0" x 10' 9" (3.97m x 3.28m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 2

9' 6" x 8' 3" (2.91m x 2.52m) With double glazed window to the side aspect and radiator.

BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.66m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls and double glazed window to side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking and access to the single garage. The garage has an up-and-over door to the front, personnel door to the rear, light and power. A covered passage way leads to a rear garden. The rear garden is enclosed and laid mainly to lawn with shrubs and large greenhouse.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C (North Kesteven District Council).

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

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 buyer and sellers. This can be found at [mundys.net](#)

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<https://www.mundys.net/referrals/>

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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

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 as not verified.

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Total area: approx. 83.3 sq. metres (896.6 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.



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