



10 Ermine Drive

Navenby, Lincoln, LN5 0HB

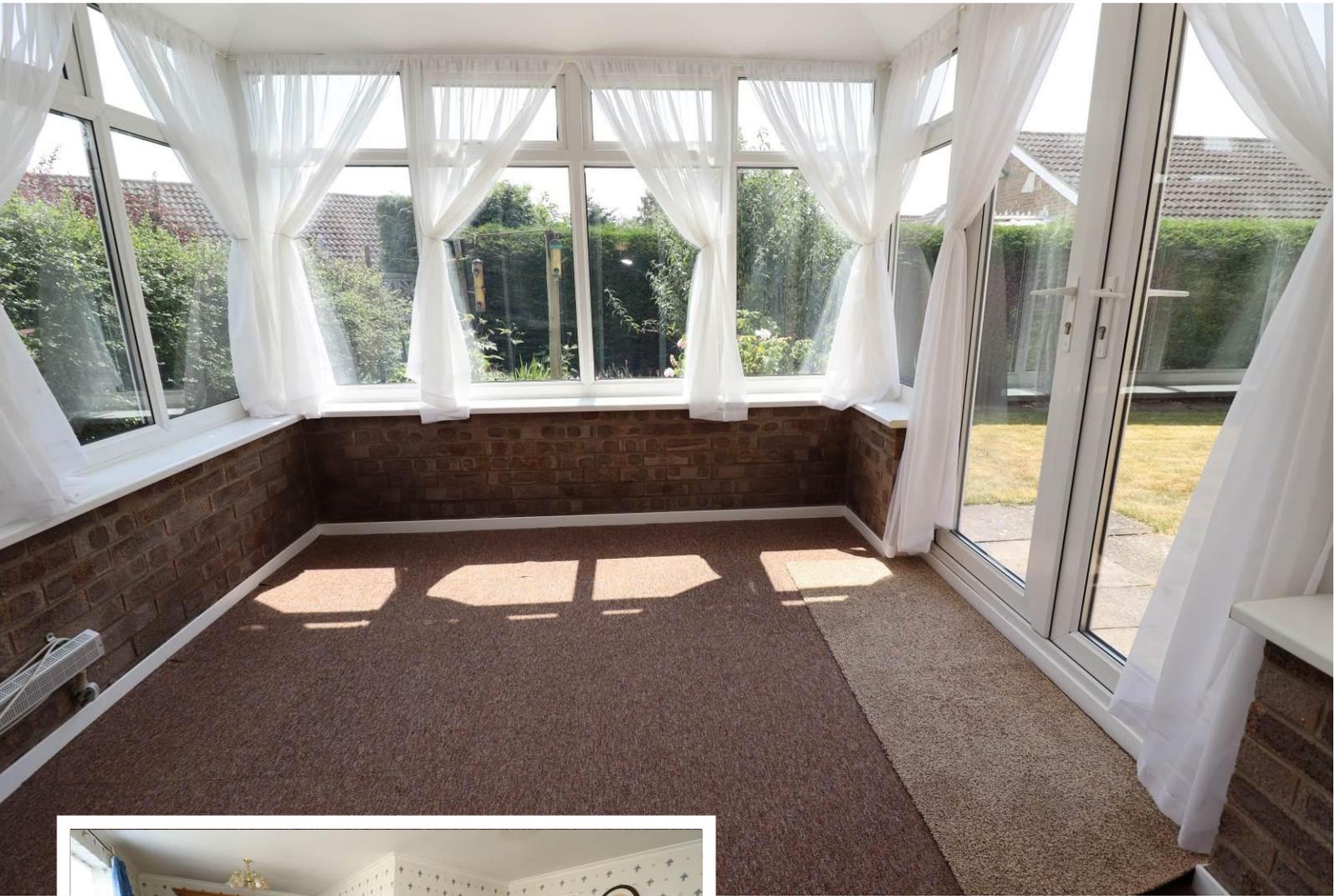


Book a Viewing!

£330,000

This is a fantastic opportunity to purchase a three Bedroom Detached Bungalow positioned in the popular Village of Navenby. The property is being sold with no onward chain and benefits from having internal accommodation that could easily be extended into the integral garage to incorporate further living accommodation. The property has living accommodation to comprise of Entrance Porch, Inner Hallway, Lounge Diner, fitted Kitchen, Utility Room, three well-appointed Bedrooms, Bathroom, separate WC and a Conservatory. There is an integral and a detached garage adjacent to the property. The property is situated on a larger than average corner plot with generous gardens to the front, side and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



PORCH

With UPVC window and door to the front aspect, tiled flooring and glass panelled door and window to the inner hallway.

INNER HALLWAY

With radiator, airing cupboard, fitted wardrobe, access to the roof void and doors leading into the lounge diner, kitchen, three bedrooms, shower room and WC.

LOUNGE/DINER

12' 9" x 21' 10" (3.89m x 6.66m) With UPVC windows to the front and side aspects, gas fire with tiled hearth and surround, radiator, spaces for dining table and sofa and fitted shelving.



KITCHEN

10' 3" x 9' 5" (3.13m x 2.88m) With UPVC window and door to the utility room, tiled flooring, fitted with a range of base units and drawers with worksurfaces over, stainless steel sink and drainer with mixer tap, integral electric oven, four ring electric hob with extractor above, spaces for fridge and washing machine, wall mounted gas central heating boiler, breakfast bar, wall mounted cupboards with complementary tiling below and radiator.

UTILITY ROOM

9' 5" x 7' 1" (2.89m x 2.17m) With UPVC windows to the side and front aspects, UPVC door to the rear garden, tiled flooring, electric heater, and fitted with a range of base units and drawers with work surfaces over.



SHOWER ROOM

5' 0" x 7' 9" (1.53m x 2.38m) With UPVC window to the side aspect and suite to comprise of shower, wash hand basin, poly tiled walls, double radiator and extractor fan.

WC

With UPVC window to the side aspect and WC with vanity cupboard.

CONSERVATORY

With UPVC windows and double doors overlooking the rear garden, electric heater and solid ceiling.

BEDROOM 1

9' 6" x 13' 7" (2.90m x 4.16m) With UPVC window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 2

9' 6" x 11' 8" (2.90m x 3.58m) With UPVC sliding doors to the conservatory and radiator.

BEDROOM 3

7' 1" x 9' 9" (2.16m x 2.99m) With UPVC window to the front aspect and radiator.

INTEGRAL GARAGE

17' 6" x 8' 7" (5.35m x 2.62m) With up and over door to the front, window to the rear aspect, light and power.

DETACHED GARAGE

19' 2" x 9' 5" (5.84m x 2.87m) With up and over electric door to the front, window to the side aspect, light and power.





OUTSIDE

To the front and side of the property there are extensive lawned gardens with mature shrubs and trees with a path and secure gated access to the rear of the property. To the rear of the property where there is a paved seating area, lawned garden, fruit trees and 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

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.

CMH, 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

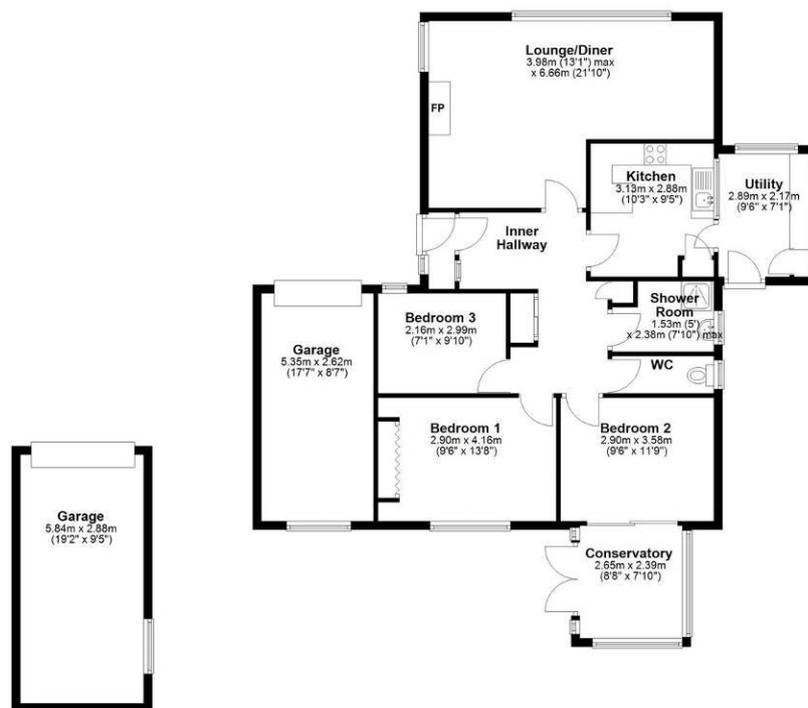
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.



Ground Floor



Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.
10 Ermine Drive

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.

