



Chapel House, 3 Chapel Lane, Navenby, Lincoln, LN5 0ER



Book a Viewing!

£425,000

Situated in the heart of the ever popular village of Navenby, this spacious detached family home offers exceptionally versatile accommodation, much improved by the current owners. The property provides a generous combination of reception and bedroom space, making it ideally suited to modern family living. The accommodation briefly comprises a welcoming Porch and Entrance Hall, spacious double bay fronted Lounge/Diner, Study, stylish fitted Kitchen with complementary Utility Room, Snug, Sun Room and a ground floor En-suite Bedroom. To the First Floor, there are three further double Bedrooms, each benefiting from its own En-suite facility. The Second Floor provides two additional versatile rooms, offering the potential for further Bedrooms, Reception Rooms, Home Office space or useful Storage, together with a Shower Room. Outside, the property is approached via a block-paved driveway providing access to the Double Garage, with a further gated driveway offering additional parking. Beautiful established gardens extend to the front and both sides of the property, providing a pleasant setting and excellent outdoor space. A viewing is highly recommended to fully appreciate the generous proportions, versatility and scope this impressive family home has to offer. NO ONWARD CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – E.

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, 1st Class butchers, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers, a village primary school and award winning Public House and Restaurant. 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

PORCH

With double glazed windows to the front and rear aspects and laminate flooring.

HALL

With staircase to the first floor, storage cupboard, under stairs cupboard and radiator.

LOUNGE/DINER

22' 8" x 15' 2" (6.92m x 4.63m) With two double glazed bay windows to the front aspect, wall hung gas fire, wood flooring, exposed stone wall and two radiators.

STUDY

10' 11" x 9' 10" (3.34m x 3.02m) With double glazed window to the side aspect, laminate flooring, exposed stone wall and radiator.

REAR HALL

With cupboard housing the gas fired central heating boiler, laminate flooring, radiator, double glazed window to the rear aspect and door to the side garden.

KITCHEN

12' 1" x 9' 1" (3.69m x 2.77m) Fitted with a newly installed, stylish range of wall and base units with work surfaces over. All new appliances; eye level electric oven, 5 ring gas hob with extractor fan over, and American fridge freezer. Ceramic sink with side drainer and mixer tap over, laminate flooring, radiator and double glazed window to the front aspect.

UTILITY AREA

10' 5" x 6' 3" (3.19m x 1.93m) Fitted with a range of wall and base units to compliment the kitchen with work surfaces over, ceramic sink with side drainer and mixer tap over, integrated dishwasher, space for washing machine, laminate flooring, radiator and double glazed window to the rear aspect.

SNUG

12' 2" x 10' 7" (3.71m x 3.23m) With log burner, radiator, double glazed window to the rear aspect and double glazed French doors to the garden.

SUN ROOM

12' 2" x 7' 7" (3.71m x 2.32m) With double glazed French doors to the garden, wood flooring and exposed stone wall.

BEDROOM 1

14' 1" x 9' 1" (4.30m x 2.77m) With a range of fitted bedroom furniture including wardrobes, over bed storage, drawers and bedside cabinets, double glazed window to the side aspect and radiator.





EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of newly fitted shower cubicle with rain shower, pedestal wash hand basin and close coupled WC, laminate flooring and radiator.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

BEDROOM 2

15' 2" x 15' 1" (4.64m x 4.61m) With a range of fitted bedroom furniture including wardrobes, drawers, dressing table and bedside cabinets, double glazed window to the side aspect and two radiators.



EN-SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, part tiled walls, chrome towel radiator, and double glazed window to the side aspect.

BEDROOM 3

11' 10" x 9' 6" (3.63m x 2.92m) With double glazed window to the rear aspect, built in wardrobe, over stairs storage cupboard and radiator.

EN-SUITE BATHROOM

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



BEDROOM 4

9' 10" x 9' 3" (3.00m x 2.82m) With built in storage cupboard, double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

SECOND FLOOR LANDING

With Velux window.



LOFT ROOM

14' 11" x 7' 3" (4.55m x 2.23m) With Velux window, eaves storage and radiator. Offering the potential for an additional bedroom, storage or reception room.

LOFT ROOM

15' 4" x 7' 1" (4.69m x 2.16m) With Velux window, exposed stone wall, eaves storage and radiator. Offering the potential for an additional bedroom, storage or reception room.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and Velux window.



OUTSIDE

The property has beautiful gardens to the front and both sides. To the front there is a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin roller doors, rear personnel door, light and power. There is an additional secure gated parking space. The front garden is set behind low level hedging with lawn and mature shrubs. To the side of the property behind the garage is an enclosed paved garden with greenhouse. The main garden is fully enclosed with many beautiful landscaped areas, an area of artificial lawn, patio seating area, mature shrubs and flowerbeds.

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.n.e

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Mundys Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Finance and 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 HomeBuyer 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.

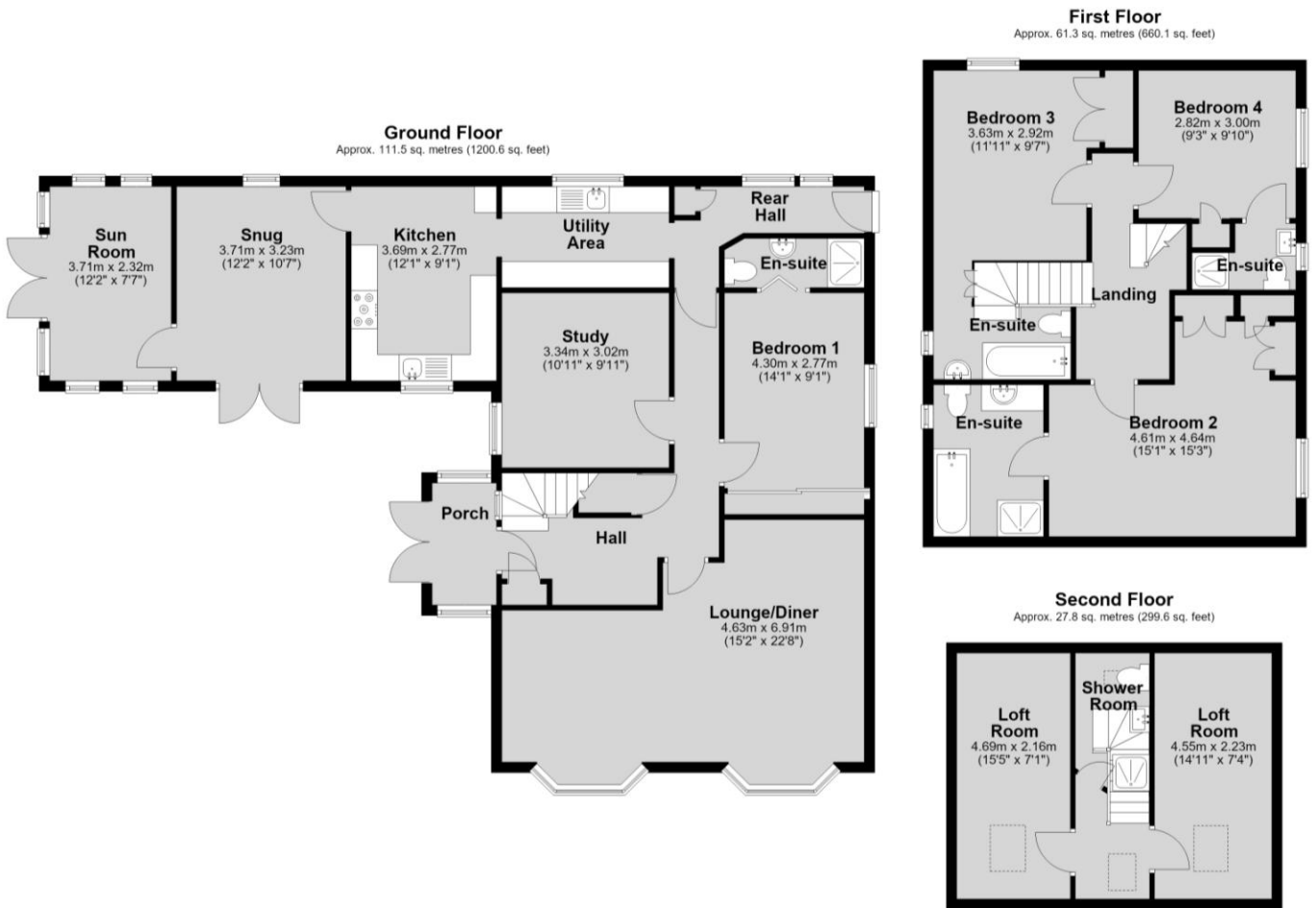
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