



1 Doncaster Gardens, Navenby, Lincoln, LN5 0TQ



Book a Viewing!

£475,000

Situated in the ever desirable Cliff Village of Navenby, this superb four bedroom detached bungalow has been thoughtfully extended and significantly enhanced by the current owners to create a beautifully appointed and impeccably presented home. The well-planned and versatile accommodation comprises an inviting entrance hall, an elegant lounge, a stylish newly fitted kitchen diner finished to a high specification and a delightful sitting room featuring Bi-fold doors that open seamlessly onto the rear garden. There is also a practical utility room and four generously proportioned bedrooms, two of which benefit from contemporary en-suite shower rooms, in addition to a modern family bathroom. Owing to its flexible layout, the property would lend itself perfectly to multi-generational living. Externally, the home enjoys a well-manicured lawned frontage, together with a substantial driveway providing ample off street parking and access to the garage. To the rear, an enclosed and beautifully landscaped garden offers a private and tranquil setting, complemented by a self-contained home office - ideal for remote working. Viewing is essential to fully appreciate the space, quality and lifestyle this exceptional home has to offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.



ACCOMMODATION

ENTRANCE HALL

With radiator.

LOUNGE

13' 6" x 13' 1" (4.14m x 3.99m) With a double glazed bay window to the front aspect, gas fire set within a decorative fireplace and stylish tall radiator.

KITCHEN DINER

18' 4" x 11' 2" (5.61m x 3.41m) Newly fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge and dishwasher, twin eye level electric ovens, five ring gas hob with extractor fan over, tiled splashbacks, stylish tall radiator and double glazed window to the rear aspect.

SITTING ROOM

11' 3" x 10' 7" (3.45m x 3.24m) With double glazed Bi-fold doors opening onto the rear garden, vaulted ceiling with spotlights, two Velux windows and radiator.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, radiator and door to the rear garden.

BEDROOM 1

13' 1" x 10' 8" (4.00m x 3.27m) With a double glazed window to the side aspect, Velux window, spotlights and stylish tall radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

12' 2" x 12' 0" (3.72m x 3.66m) With a double glazed window to the front aspect, a range of fitted wardrobes, air conditioning unit and radiator.

EN-SUITE SHOWER ROOM

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





BEDROOM 3

10' 4" x 9' 6" (3.16m x 2.90m) With a double glazed window to the rear aspect, a range of fitted wardrobes, over bed storage, air conditioning unit and radiator.

BEDROOM 4

11' 3" x 7' 1" (3.45m x 2.16m) With a double glazed window to the rear aspect, fitted wardrobes and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wall mounted wash hand basin, chrome towel radiator, part tiled walls and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a neatly lawned garden with a side driveway providing off street parking for multiple vehicles and access to the garage. To the rear there is a landscaped garden laid mainly to lawn with a substantial patio seating area with pergola over, well-stocked raised flowerbeds and garden shed. There is a self contained home office within the garden with light, power and air conditioning.

GARAGE

18' 11" x 11' 7" (5.77m x 3.55m) With electric roller door to the front, side personnel door, light and power.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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.

CWH and J Walter 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.

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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 are 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 as not verified.

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Ground Floor

Approx. 142.1 sq. metres (1529.9 sq. feet)



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
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 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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