



## 37 Ermine Drive

Navenby, Lincoln, LN5 0HB



Book a Viewing!

**£315,000**

Situated in the highly sought after Cliff Village of Navenby, this well presented three bedroom detached bungalow occupies a pleasant plot and offers spacious living accommodation throughout. The accommodation comprises an Entrance Hall, comfortable Lounge, Dining Room, fitted Kitchen and a bright Conservatory overlooking the garden. There are three well proportioned Bedrooms and a four piece Family Bathroom. Outside, the property boasts beautifully maintained gardens to both the front and rear, along with a driveway providing ample off street parking and a double detached garage. Offered for sale with no onward chain, this is an excellent opportunity for a smooth and hassle-free purchase.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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

17' 10" x 15' 8" (5.45m x 4.79m) With double glazed window to the front aspect, gas fire set within a feature fireplace and radiator.

### DINING ROOM

9' 10" x 8' 4" (3.00m x 2.56m) With double glazed French doors to the rear garden and radiator.

### KITCHEN

11' 7" x 9' 10" (3.54m x 3.00m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge and washing machine, radiator, tiled flooring and splashbacks, cupboard housing the gas fired central heating boiler, spotlights, double glazed window to the rear aspect and door to the conservatory.

### CONSERVATORY

10' 11" x 9' 8" (3.34m x 2.96m) With double glazed door to the rear garden.

### BEDROOM 1

12' 8" x 10' 8" (3.88m x 3.27m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 8" x 8' 10" (3.27m x 2.71m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

9' 1" x 7' 9" (2.79m x 2.37m) With double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of accessible bath, shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and mature shrubs. A driveway provides off street parking and access to the double garage. The garage has an up and over door to the front, personnel door to the rear, double glazed window to the side aspect, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with block paved patio seating area, mature shrubs and flowerbeds.





**WEBSITE**

Our detailed website show 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](http://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 & Co., Taylor Rose, 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.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 thoroughly checked.

**GENERAL**

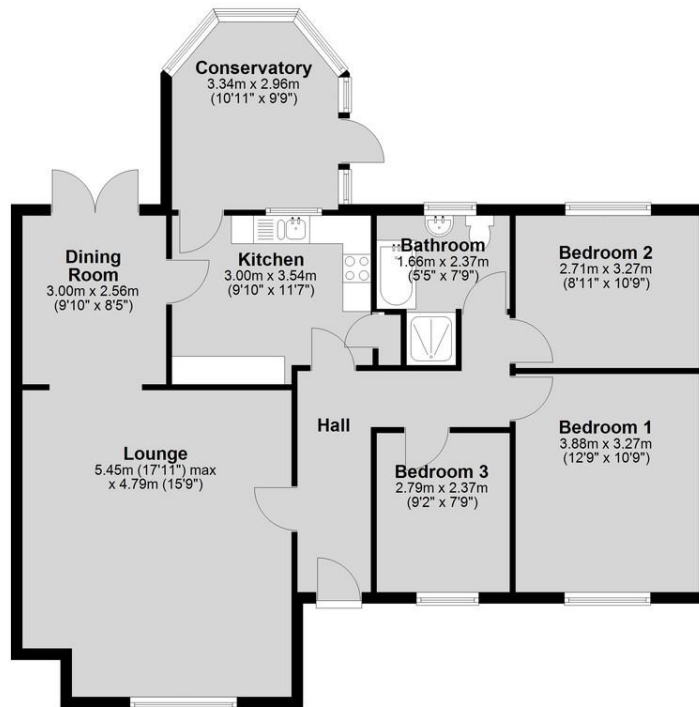
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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**Ground Floor**

Approx. 97.9 sq. metres (1053.5 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 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.

