



5 Megs Lane Navenby, LN5 0TE

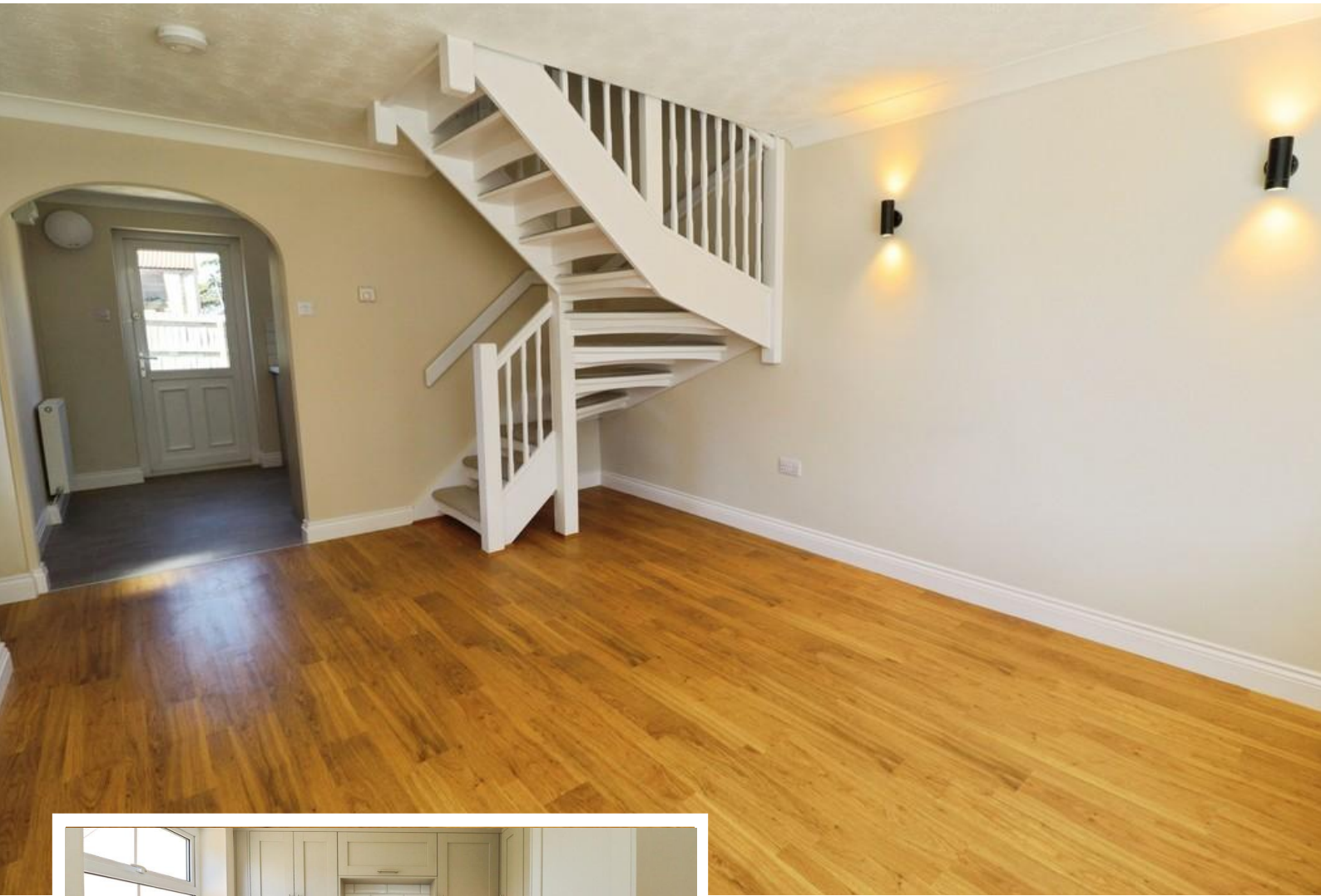


Book a Viewing!

£197,500

Situated in the highly sought-after Cliff Village of Navenby, this beautifully refurbished Two Bedroom Semi Detached Home has been finished to an exceptional standard throughout. The property has undergone a comprehensive programme of renovation and upgrading, offering immaculate and stylish living accommodation. The Ground Floor features a welcoming Lounge with a Bay Window alongside a contemporary newly fitted Kitchen. To the First Floor are Two well proportioned Bedrooms including a generous Principal Bedroom with built-in wardrobes and a newly fitted Shower Room. Externally, the property boasts a large front garden and a substantial gravelled driveway providing ample off-street parking. To the rear, there is a charming enclosed garden - ideal for relaxing or entertaining. The property further benefits from newly fitted quality carpet to stairs/first floor, new gas central heating combination boiler and radiators and increased loft insulation, enhancing both comfort and energy efficiency. Having been significantly upgraded throughout, this superb home must be viewed internally to fully appreciate the quality and finish on offer. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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.



ACCOMODATION

LOUNGE

15' 0" x 10' 10" (4.58m x 3.32m) With double glazed bay window to the front aspect, carpeted staircase to the first floor, Pergo laminate flooring, wall lights and radiator.

KITCHEN

10' 11" x 8' 1" (3.35m x 2.47m) Newly fitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, wall mounted extractor fan, integrated fridge freezer, space for washing machine, under cabinet lighting, tiled splashbacks, radiator, vinyl flooring, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

With storage cupboard, airing cupboard housing the gas fired central heating boiler and loft access point.

BEDROOM 1

10' 11" x 8' 9" (3.35m x 2.69m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

8' 3" x 6' 2" (2.52m x 1.89m) With double glazed window to the rear aspect and radiator.



SHOWER ROOM

9' 7" x 4' 4" (2.94m x 1.33m) Fitted with a three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, wall mounted extractor fan, vinyl flooring, radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous plot. To the front there is a lawned garden with mature tree. There is a gravelled driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden, laid mainly to lawn with patio seating area, mature shrubs, stocked flowerbeds, three water butts, outside tap and garden shed.

GARDEN SHED

With power and lighting, offering excellent potential for conversion into a home office.





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.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 – HOW 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Water 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.

Clearings 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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 has 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

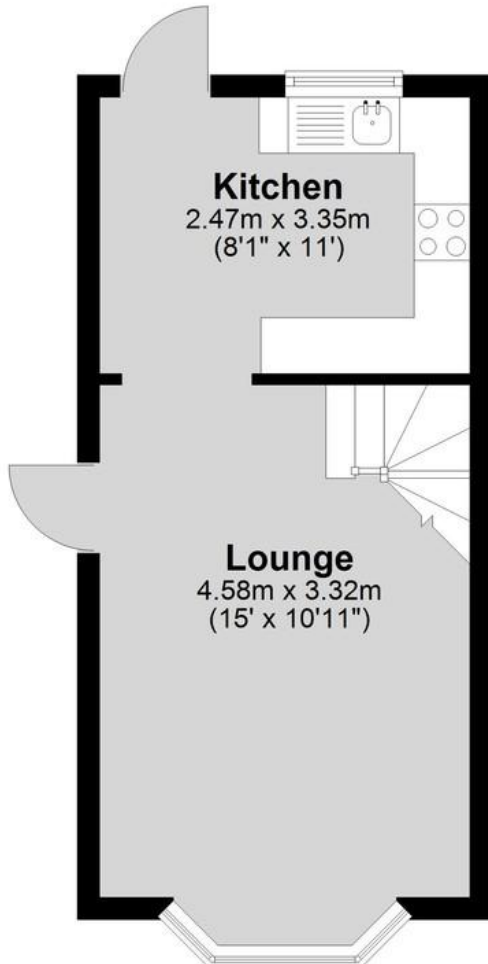
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

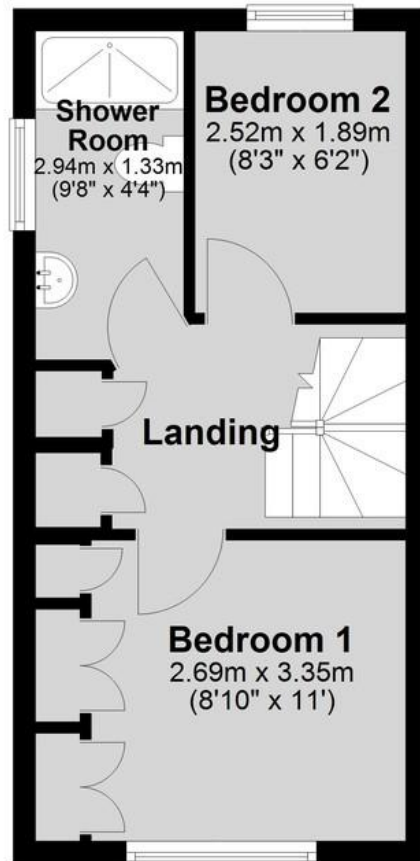
Ground Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



Total area: approx. 48.2 sq. metres (518.7 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.

