



8 Headland Way

Navenby, Lincoln, LN5 0TR

£259,950

This is a two bedroomed modern detached bungalow located in the popular village of Navenby. The property has internal accommodation to comprise of Inner Hallway, two Bedrooms, En-Suite to Bedroom 1, Bathroom, Lounge, Conservatory and Kitchen. Outside there are gardens to the front and rear and a driveway to the front providing off road parking and giving access to the Garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the A607 towards Grantham, passing through the villages of Bracebridge Heath, Waddington and Boothby Graffoe, upon entering the village of Navenby proceed into the centre of the village and turn left on to Winton Road, right on to Doncaster Gardens and then left on to Headland Way where the property can be located.

LOCATION

Located in the popular village of Navenby, approximately 10 miles from the historic Cathedral and University City of Lincoln. Navenby has a full range of village shops including a pharmacy, butchers, hairdressers, tea room and bakers. 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

INNER HALLWAY

With uPVC window and door to the side aspect, access to the roof void and doors leading to the Kitchen, Lounge, two Bedrooms, Family Bathroom and airing cupboard.

BEDROOM 1

11' 5" x 10' 9" (3.49m x 3.29m) With walk-in uPVC bay window to the front aspect, radiator, fitted bedroom furniture and door to the En-Suite.

EN-SUITE

With uPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.



BEDROOM 2

7' 11" x 10' 0" (2.43m x 3.07m) With uPVC window to the front aspect, radiator and fitted wardrobes.

FAMILY BATHROOM

7' 4" x 5' 9" (2.26m x 1.76m) With uPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin and airing cupboard housing the hot water tank and shelving.



LOUNGE

17' 7" x 10' 5" (5.37m x 3.19m) With uPVC window to the side aspect, door to the Conservatory, gas fire with tiled hearth and radiator.

CONSERVATORY

11' 0" x 11' 3" (3.37m x 3.44m) With uPVC window and double doors to the rear aspect, radiator and wall lights.

KITCHEN

8' 9" x 8' 9" (2.69m x 2.69m) With uPVC window to the rear aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, radiator and integral oven and gas hob.



GARAGE

17' 7" x 8' 2" (5.36m x 2.49m) With up and over door to the front and window and door to the rear.

OUTSIDE

There are gardens to the front and rear and there is a driveway to the side providing off road parking and giving access to the Garage.



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

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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.

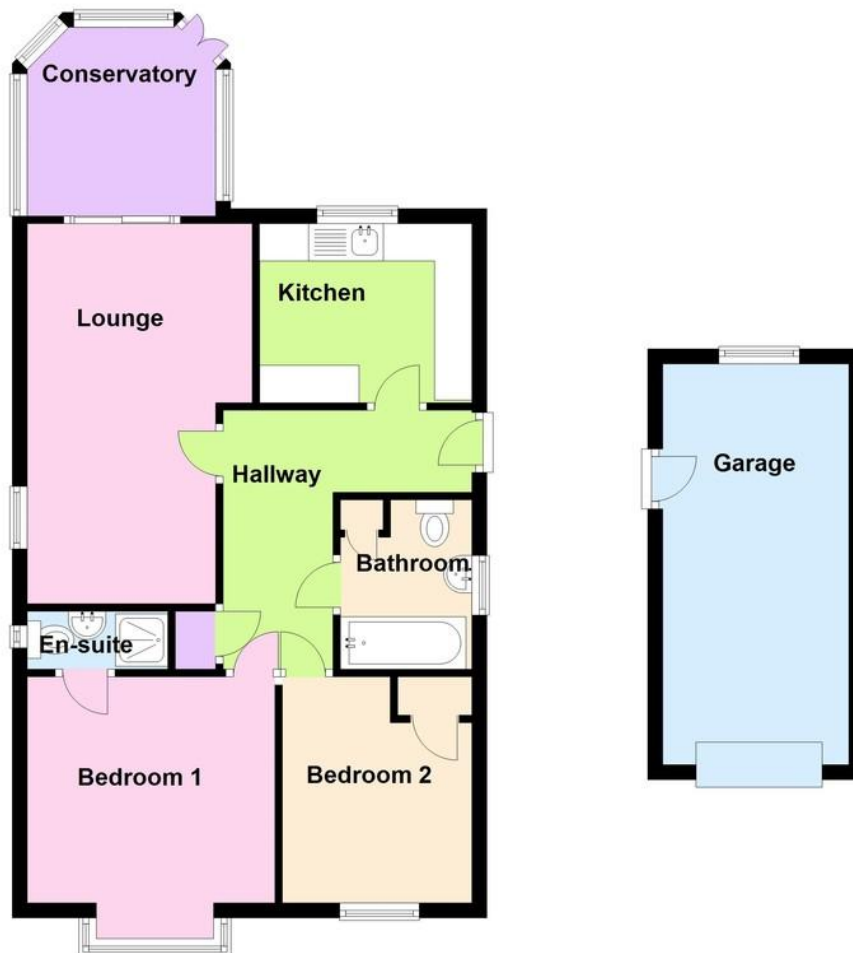
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor



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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.

