



The Old Blacksmiths Shop, 5 East Road

Navenby, LN5 0EP

£305,000

A detached former blacksmiths located within the heart of the sought after village of Navenby and within walking distance to a range of local shops and facilities. This charming detached cottage boasts many original features including exposed stone walling, beams to ceilings and original doors. The property has been recently refurbished throughout and offers a high specification newly fitted kitchen and bathroom. Internally the property offers living accommodation comprising of Hallway, downstairs WC, Kitchen, Dining Area, Living Room and First Floor Landing leading to two double Bedrooms and a Bathroom. Outside there is a blocked paved driveway providing ample off road parking and a lawned garden to the side of the property. Viewing of the property is essential to appreciate the accommodation on offer and the position is sits within this sought after village location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling from Lincoln into Navenby, proceed towards to the village centre and turn left onto East Road where the property can be located on the left hand side.

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.





HALLWAY

With UPVC double glazed external door to the side elevation, quarry tiled flooring, storage cupboard, oak staircase to the first floor and radiator.

W.C

With quarry tiled flooring, low level WC, wash hand basin, fully tiled walls, radiator and extractor fan.

KITCHEN

11' 0" x 9' 9" (3.35m x 2.97m) , with UPVC double glazed window to the side elevation, UPVC double glazed external door to the front elevation, quarry tiled flooring and fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, composite sink unit and drainer with mixer tap, integral oven, integral microwave, five ring gas hob with extractor fan over, integral fridge freezer, integral washing machine, integral dishwasher, vertical radiator and spot lighting.

DINING AREA

12' 5" x 10' 3" (3.78m x 3.12m) , with UPVC double glazed window to the rear elevation, exposed stone walling with gas effect log fire, built-in cupboards, beams to ceiling and radiator.

LIVING ROOM

20' 6" x 10' 8" (6.25m x 3.25m) , with UPVC double glazed windows to the side and front elevations, exposed brick work and beams and two radiators.

FIRST FLOOR LANDING

With banister rail, Velux window, radiator and storage cupboard.

BEDROOM 1

14' 9" x 14' 4" maximum (4.5m x 4.37m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2

11' 1" x 10' 6" (3.38m x 3.2m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.

BATHROOM

9' 0" x 7' 1" (2.74m x 2.16m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, vanity wash hand basin, bath and walk-in shower cubicle, fully tiled walls, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is blocked paved driveway providing ample off road parking and lawned gardens to the side of the property.





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 Silb & 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 Silb & 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

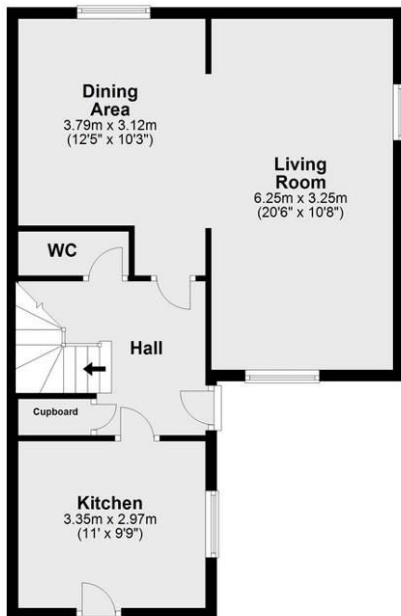
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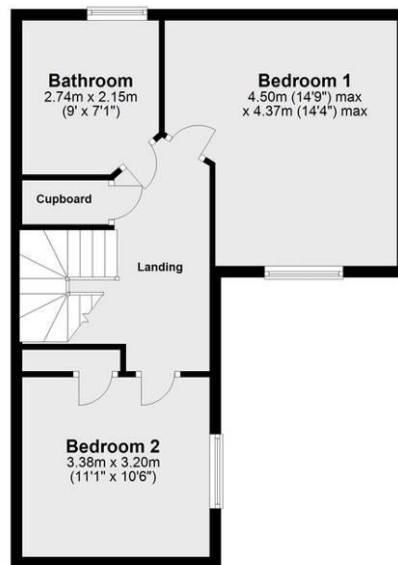
Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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