



50 Chapel Lane

Navenby, Lincoln, LN5 0ER

£365,000

A detached family home situated in a pleasant position within the sought after village of Navenby. The internal accommodation briefly comprises of Main Entrance Hall with Cloakroom, Lounge, Conservatory, fitted Kitchen and Dining Area, Utility Room and First Floor Landing leading to four Bedrooms, Dressing Area and two En-suites, Study and a Family Bathroom. Outside there are gardens, a blocked paved driveway providing off road parking for vehicles and access to the Integral Garage. The property further benefits from gas central heating and viewing is recommended.



Chapel Lane, Navenby, Lincoln, LN5 0ER



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading towards the village of Navenby on the A607 Grantham Road. Proceed to the centre of the village and eventually turn left onto Chapel Lane. Proceed along and the property can be located on the right hand side.

LOCATION

The property is 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 is also a local village primary school, village hall and playing field. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ENTRANCE HALL

With UPVC main entrance door and UPVC window to the side elevation, stairs to the first floor and coving to ceiling.

CLOAKROOM

With WC, wash hand basin and UPVC window to the front elevation.

LOUNGE

15' 3" x 10' 8" (4.65m x 3.25m) , with two double radiators, coving to ceiling, electric fire and surround.

CONSERVATORY

11' 3" x 10' 3" (3.43m x 3.12m) , with UPVC double glazed windows, tiled flooring and UPVC double patio doors.



KITCHEN AREA

10' 9" x 7' 10" (3.28m x 2.39m) , fitted with a range of wall, base units and drawers with work surfaces over, 1 ½ bowl sink unit and drainer, fitted double oven and gas hob, extractor fan, breakfast bar, tiled flooring, part tiled surround and UPVC window to the rear elevation.

DINING AREA

10' 3" x 7' 11" (3.12m x 2.41m) , with UPVC window to the front elevation, tiled floor and single radiator.

UTILITY ROOM

11' 4" x 5' 5" (3.45m x 1.65m) , fitted base units with work surface, sink unit and drainer, further fitted tall cupboard, Ideal gas central heating boiler, plumbing for washing machine, tiled flooring and UPVC window and door to the rear elevation.



FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder.

BEDROOM

11' 4" x 11' 4" (3.45m x 3.45m) , with UPVC window to the front elevation, single radiator and coving to ceiling.

DRESSING AREA

9' 9" x 7' 0" (2.97m x 2.13m) , with UPVC window to the rear elevation, radiator and fitted mirror fronted wardrobe.

EN-SUITE

With suite to comprise of WC, wash hand basin and large fitted shower cubicle, part tiled surround, towel radiator, extractor fan and UPVC window to the rear elevation.



BEDROOM

10' 9" x 9' 10" (3.28m x 3m) , with UPVC window to the rear elevation, single radiator and coving to ceiling.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, double radiator, part tiled surround and extractor fan.

BEDROOM

9' 1" x 8' 11" (2.77m x 2.72m) , with UPVC window to the rear elevation, single radiator and fitted wardrobes with cupboards above.



BEDROOM

10' 4" x 5' 8" (3.15m x 1.73 m) , with UPVC window to the front elevation, built-in cupboard and single radiator.

STUDY

9' 10" x 4' 1" (3m x 1.24 m) , with UPVC window to the front elevation, single radiator and coving to ceiling.

BATHROOM

With suite to comprise of bath, WC and wash hand basin, part tiled surround, single radiator and UPVC window to the side elevation.

OUTSIDE

To the front of the property there is a lawned area and a blocked paved driveway providing off road parking and access to the Integral Garage. Rear garden with lawned area and a variety of flowerbeds and shrubs.

INTEGRAL GARAGE

17' 2" x 11' 6" (5.23m x 3.51m) , with electric up and over door, light and power.



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 to one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Beveridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 Water 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.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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 HomeBuyer 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

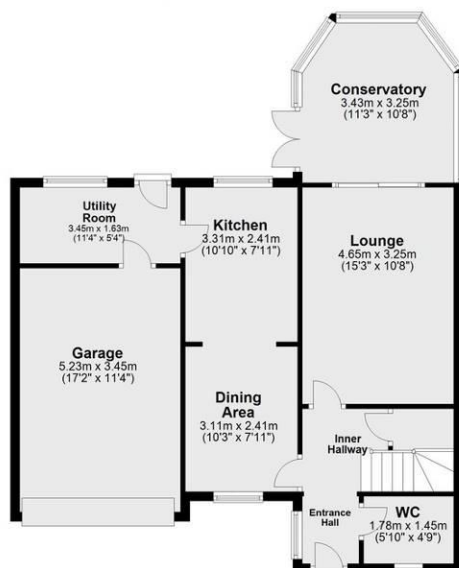
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given in the contract:

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 in items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



Total area: approx. 145.7 sq. metres (1568.5 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

