



12 Craven Way

Navenby, Lincoln, LN5 0FJ

£60,000

30% SHARED OWNERSHIP! A fantastic opportunity to purchase a two bedroomed modern semi-detached property location in the popular cliff village of Navenby. The property is being sold on a shared ownership basis with Longhurst Homes and is being sold at a 30% share. The property has internal accommodation to comprise of Inner Hallway, Ground Floor WC, modern fitted Kitchen, Lounge Diner and First Floor Landing leading to two Bedrooms and a Bathroom. Outside there is a small garden area to the front, driveway to the side and an enclosed garden to the rear. Viewing of the property is highly recommended to appreciate the accommodation on offer.



SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A607 towards Grantham, passing the villages of Bracebridge Heath, Waddington and Boothby Graffoe and continue into the village of Navenby. Turn left onto Top Farm Avenue and then left again onto Craven Way where the property is located on the right 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.

LEASEHOLD INFORMATION

Length of Lease - TBC

Rent - £300.62 pcm

Service Charge Amount - £20.55pcm

Property Insurance - £7.59pcm

Shared Ownership Management Fee - £20.33pcm

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

INNER HALLWAY

With door to the front aspect, fitted cupboard, stairs to the first floor landing and doors to the WC, kitchen and lounge.



KITCHEN

11' 5" x 7' 9" (3.49m x 2.38m) , with UPVC window to the front aspect, fitted with a range of modern base units and drawers with work surfaces over, integral oven, gas hob with extraction above, spaces for a fridge and washing machine and wall mounted units with complementary tiling below.

WC

With WC and wash hand basin.



LOUNGE

15' 0" x 14' 6" (4.58m x 4.42m) , with UPVC window and double doors to the rear aspect and radiator.

FIRST FLOOR LANDING

With doors to two bedrooms and a bathroom.

BEDROOM 1

10' 5" x 14' 6" (3.19m x 4.42m) , with two UPVC windows to the front aspect and radiator.

BEDROOM 2

8' 7" x 14' 0" (2.63m x 4.29m) , with UPVC window to the rear aspect and radiator.

BATHROOM

7' 2" x 6' 5" (2.20m x 1.98m) , with suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and a radiator.



OUTSIDE

There is a small garden area to the front, a driveway to the side and to the rear of the property there is a lawned garden and a paved seating area.

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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, 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 Walter 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.

Westlaby Financial Services who will be able to offer a range of financial service 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 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

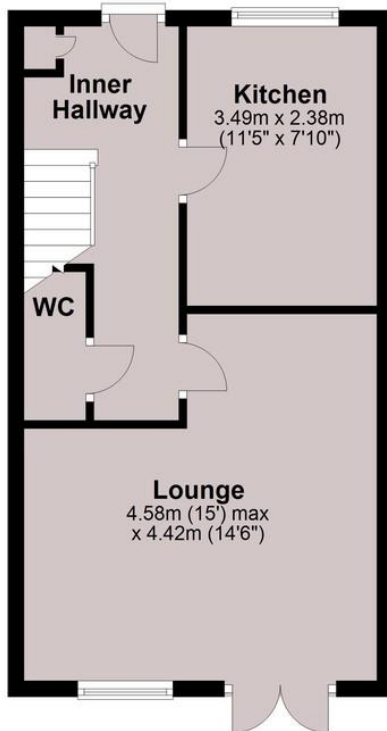
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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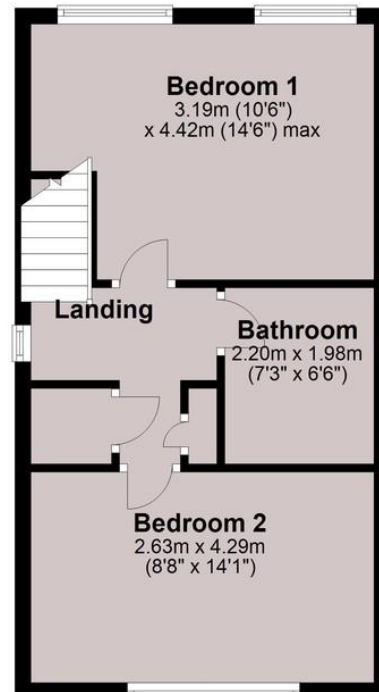
Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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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 and 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.

