

**Winton House
Grantham Road
Navenby**



DRAFT DETAILS AWAITING VENDOR'S APPROVAL

Guide Price

£250,000

NO ONWARD CHAIN - A non-estate detached family home situated within the ever sought after cliff village of Navenby. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, separate WC and First Floor Landing leading to Three Bedrooms and Family Bathroom. Outside the property is situated in an elevated position with gardens to the front and rear, driveway and larger than average Detached Single Garage. The property further benefits from oil fired central heating. Viewing of this property is recommended.

Location

The property is particularly well located within the popular Cliff Village of Navenby, which is located approximately 10 miles from the historic Cathedral and University City of Lincoln. There is good road access to Newark, Grantham the A1 and mainline railway stations. Navenby is a well-served village with an excellent range of shops, including a post office, Co-op, butchers, bakery, pharmacy, public houses and restaurants. The village also offers primary schooling and secondary schooling is available in Welbourn, Lincoln and North Hykeham.

For more information about Navenby view our Mundys' Video Guide at:-

<http://mundys.net/area-guide/navenby>

Directions

From Lincoln City Centre proceed South along the High Street and at the St Catherine's roundabout take the second exit, keeping left and proceed up Cross O'Cliff Hill. Upon entering the village of Bracebridge Heath, turn right at the traffic lights on to the A607 Grantham Road. Continue along the A607 for some time, eventually bringing you into the village of Navenby. Continue through the centre of the village and the property can be located on the corner of Winton Road.

For satellite navigation purposes, please use the postcode LN5 0JJ.

Services

Mains electricity, water and drainage. Oil fired central heating.

EPC Energy Rating =E.

Tenure

Freehold.

Viewings

By prior appointment through Mundys.

Note

These Property Particulars were compiled on 28th September 2016.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for more details.

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, 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 purchase, please ask and we will be happy to assist.

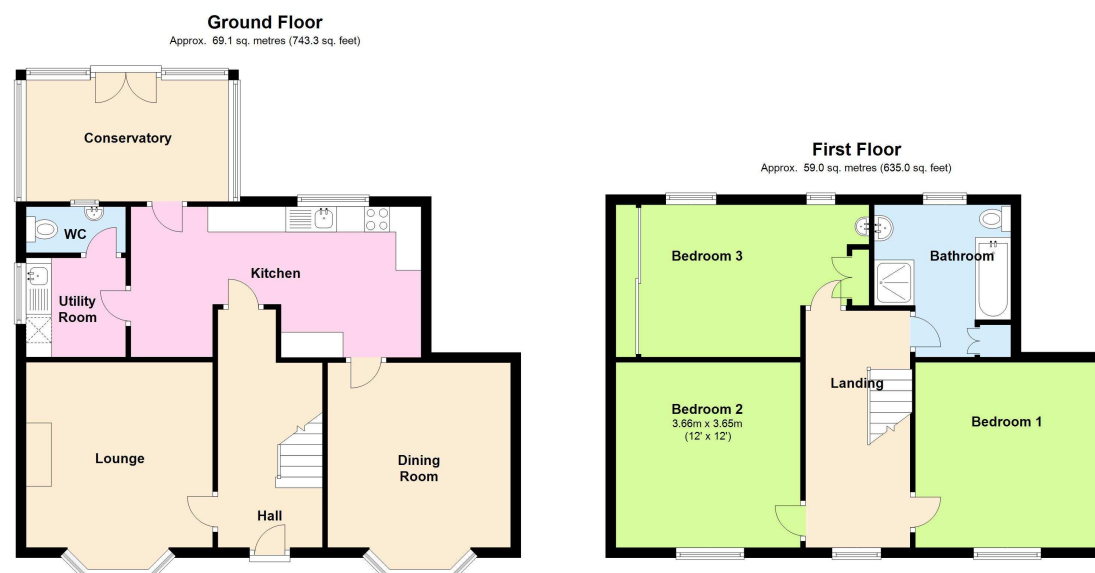
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Accommodation

<u>Main Entrance Hall</u>	With UPVC main entrance door, radiator, coving to ceiling, under stairs storage area and stairs rising to the first floor.
<u>Lounge</u>	Approx. 3.66m (into bay) x 3.66m (12'0 x 12'0), with UPVC bay window to the front elevation, double radiator, tiled fireplace surround and coving to ceiling.
<u>Dining Room</u>	Approx. 3.66m (into bay) x 3.66m (12'0 x 12'0), with UPVC bay window to the front elevation, double radiator and coving to ceiling.
<u>Breakfast Kitchen</u>	Approx. 4.06m x 3.15m (13'4 x 10'4), fitted with a range of wall, base unit and drawers with work surfaces over, 1½ bowl sink unit and drainer, breakfast bar, part tiled surround, radiator, oil central heating boiler and UPVC window to the rear elevation.
<u>Utility Room</u>	Approx. 1.96m x 1.96m (6'5 x 6'5), with fitted base units, sink unit and drainer, fitted wall units and UPVC window to the side elevation.
<u>Separate WC</u>	With WC and window to the rear elevation.
<u>Rear Entrance Lobby</u>	With rear entrance door, radiator, coving to ceiling and leading to a glazed rear entrance porch.
<u>First Floor Galleried Landing</u>	With UPVC window to the front elevation, coving to ceiling and access to roof void.
<u>Bedroom 1</u>	Approx. 5.33m x 3m (17'6 max x 9'10), with two UPVC windows to the rear elevation, radiator, fitted wardrobe with sliding door, built in double wardrobe, wash hand basin and coving to ceiling.
<u>Bedroom 2</u>	Approx. 3.68m x 3.66m (12'1 x 12'0), with UPVC window to the front elevation and double radiator.
<u>Bedroom 3</u>	Approx. 3.66m x 3.63m (12'0 x 11'11), with UPVC window to the front elevation and double radiator.
<u>Family Bathroom</u>	With suite to comprise of bath, shower area, WC and wash hand basin, tiled walls, radiator, UPVC window to the rear elevation and airing cupboard housing the hot water cylinder.
<u>Outside</u>	The property is situated in an elevated non-estate position with gardens to the front and rear. There are steps leading up to the front garden with lawned area, a wide variety of mature shrubs and trees. Side access leading to the lawned rear garden with a variety of flowerbeds and mature shrubs and patio area. There is also a driveway to the rear of the property providing access to the detached garage.
<u>Detached Garage</u>	Approx. 7.60m x 3.30m (24'11 x 10'10), with up and over door, rear entrance door, lighting, power and window to the side elevation.



Total area: approx. 128.1 sq. metres (1378.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

Photograph Gallery

