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Navenby

MOUNT & MINSTER



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Navenby

Located in one of the most sought-after and highly regarded villages in the East Midlands, this superb residence has been recently constructed to an exceptional standard and enjoys a high finish throughout in a quiet and prominent setting.

- Detached Home
- Open-Plan Kitchen
- Spacious Lounge
- Generous Utility
- Four Bedrooms
- Two Bathrooms
 - Garage
- Private Parking
 - Rear Garden
- No Onward Chain



DESCRIPTION

OUTSIDE

The property is on a close and is approached either via the front entrance between two very attractive bay windows, or via the paved driveway and through a side gate. There is direct vehicular access into the garage from the driveway. The rear garden is predominantly laid to lawn with a paving area for outdoor dining and entertaining. The front aspect looks out over the green with a play area.

LOCATION

Navenby is an extremely sought-after Cliff Village, mainly due to its location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), its local services, the views from the Cliff and some of the most attractive homes in the area.

Local amenities include an award-winning bakery, a Co-Op foodstore, two pubs, florist, a pharmacy, an antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, ice cream parlour, tea rooms and a very active Community Centre.

Navenby was recently recognised by The Times national newspaper as one of the top five places to live in the UK.

SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, Burton Hathow Prep School and St Hugh's School in Woodhall Spa.





SERVICES

All mains services are connected.

ENERGY PERFORMANCE

EPC Rating: B

COUNCIL TAX

Band: D

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

PARTICULARS

Drafted flooring clients instructions of March 2024.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

T: 01476 851400

@: info@mountandminster.co.uk

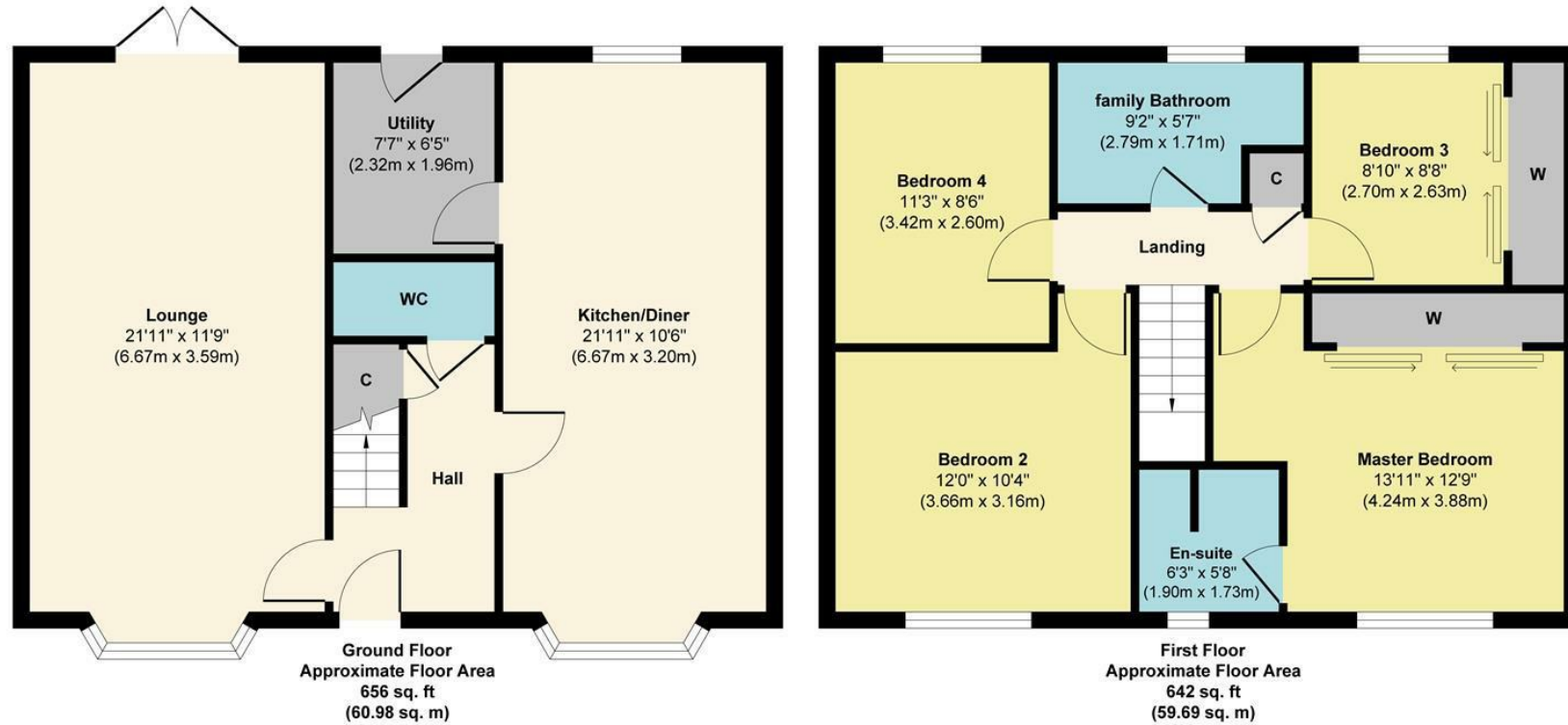
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Top Farm Avenue, Navenby



Approx. Gross Internal Floor Area 1298 sq. ft / 120.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

