

Lynton

Navenby



MOUNT & MINSTER



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A prominent home in an enviable location, this beautiful residence has undergone an extensive program of refurbishment to create an extended property that offers a high standard of finish and comfort from top to bottom.

- Detached Home
- Open-Plan Kitchen
- Utility/Boot Room
 - Lounge
- Three Double Bedrooms
- Fourth Double Bedroom/Office
 - Two Bathrooms
- Front & Rear Gardens
- Ample Private Parking
 - No Onward Chain



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DESCRIPTION

Set on the edge of Navenby, this impressive residence has undergone a premium schedule of works by the current owners to create a warm and relaxed home with a high-end feel throughout. Accommodation briefly includes an impressive open-plan kitchen with both dining and seating areas, an additional lounge with a bay window looking out over the front garden, a utility/boot room which is complemented by an adjacent downstairs W.C., a ground floor fourth bedroom which can also be used as a home office, three further double bedrooms and two bathrooms including an ensuite to the master.

OUTSIDE

The property is approached onto a gravel driveway with ample private parking for multiple vehicles. There is a front lawn and a side arch that leads to a covered porch and access to the rear garden. The path leading to the rear is paved which runs alongside the rear extension with an extended paved terrace outside the impressive kitchen bifold doors which provides an ideal space for outdoor dining and entertaining. The rest of the garden is predominately laid to lawn with a large garden shed for additional storage.

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 butchers shop, 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.

PLANNING

Consent is granted (Ref: 22/0489/HOUS) for a loft conversion to compliment the work that has already been completed on the same application.

SERVICES

All mains services are connected.



ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: E

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

T: 01476 851400

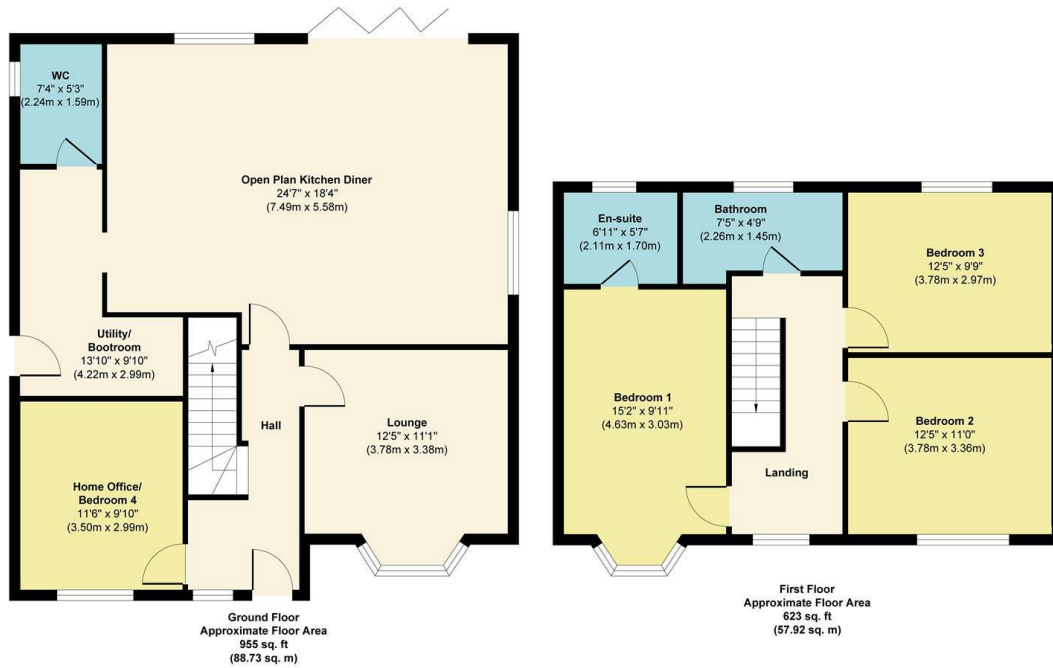
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

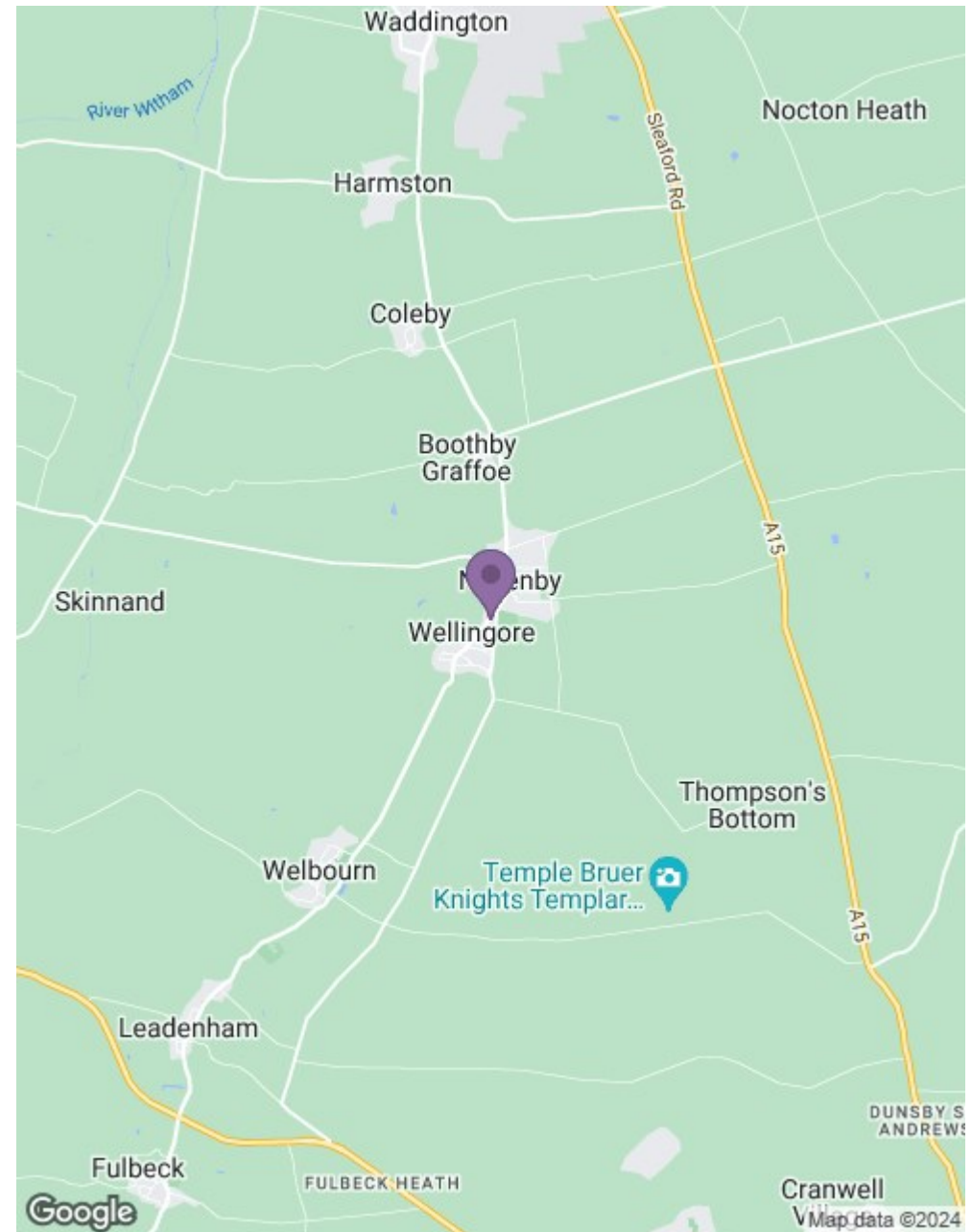
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Grantham Road, Navenby



Approx. Gross Internal Floor Area 1578 sq. ft / 146.67 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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