



Headland Way
Navenby

MOUNT & MINSTER



Headland Way

Navenby

A very impressive and immaculate single storey residence, enjoying a high-end finish throughout and benefitting from a corner plot with an enviable garden.

- Detached Bungalow
 - Quiet Location
 - Cliff Village
 - Lounge
 - Gorgeous Kitchen
 - Garden Room
 - Three Double Bedrooms
 - Two Bathrooms
 - Front & Rear Gardens
 - Double Garage



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DESCRIPTION

Set in a quiet and serene part of this enviable and hugely sought-after Cliff Village, yet within walking distance of the local shops and amenities on offer in Navenby, this beautifully presented single storey residence has been meticulously updated to create a versatile and comfortable home on a generous corner plot. Accommodation briefly includes a spacious entrance hall, a stunning kitchen that leads nicely into a light and airy garden room, a large lounge with a gas fire and French doors leading out to the rear garden, three double bedrooms of which one is currently used as a private study, as well as two bathrooms including an ensuite to the master bedroom.

OUTSIDE

The property is approached onto a large resin driveway with ample private parking for multiple vehicles. There are lawns either side on approach with direct vehicular access to the double garage, and side gates either side of the principal dwelling, accommodating access to the rear. The larger back garden is predominantly laid to lawn with a large paved terrace to the side of the garden room which is an ideal space for outdoor dining and entertaining. The garden is completely enclosed making it ideal for pets and children, with timber fencing and a range of flower beds, trees and shrubs to the borders. There is an additional raised patio area behind the garage (with its own separate pedestrian side door) which currently accommodates a garden shed and is an ideal additional area that can easily accommodate further garden furniture.

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.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: C



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.



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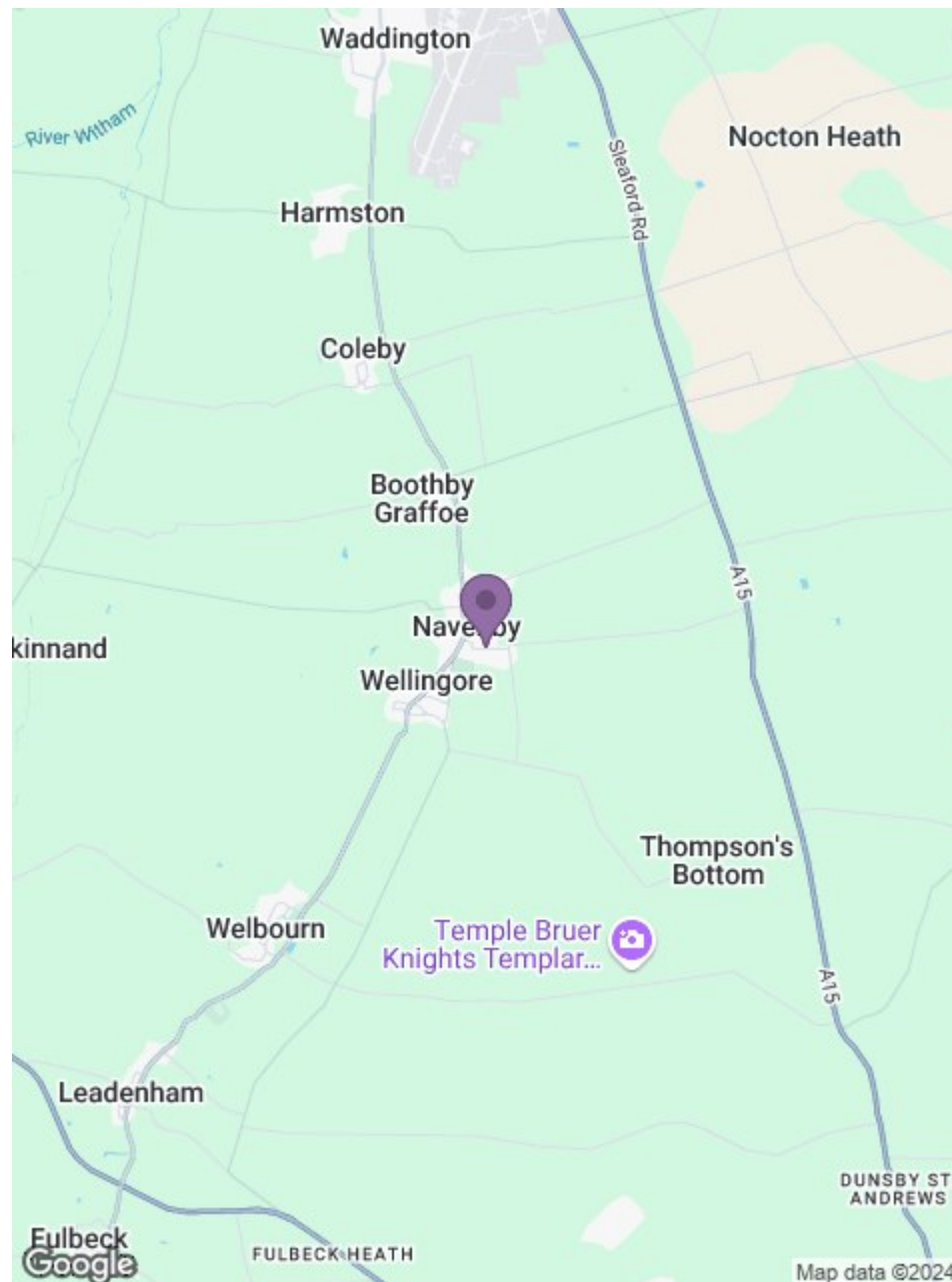
Garage
Approximate Floor Area
295 sq. ft
(27.45 sq. m)

Floor Plan
Approximate Floor Area
1022 sq. ft
(94.96 sq. m)

Approx. Gross Internal Floor Area 1317 sq. ft / 122.41 sq. m

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

Produced by Elements Property



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