

Lincoln Road

Navenby



MOUNT & MINSTER



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Navenby

A spacious and well-proportioned residence standing in a prominent position on the edge of one of the most sought-after villages in the East Midlands.

- Detached Residence
- Constructed 2018
- Open-Plan Kitchen
- Spacious Lounge
- Dedicated Home Office
- Five Double Bedrooms
- Three Bathrooms
- Double Garage
- Front & Rear Gardens
- Cliff Village Location



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DESCRIPTION

A splendid home in an equally attractive village, offering the discerning buyer the opportunity to acquire a home in a period, 'chocolate-box' village, while enjoying the pleasures and benefits of a contemporary and energy efficient residence. Accommodation briefly includes a versatile kitchen with open-plan space for dining and/or living furniture, a lounge with a gas fire, an additional reception room that is currently used as a generous home office but could equally be suitable as a dining room, snug or playroom, five double bedrooms upstairs with three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached onto a large tarmac driveway with ample private parking for multiple vehicles including a motorhome or caravan if required. There are front lawns, together with vehicular access to a good-sized double garage. The rear garden is predominantly laid to lawn with a raised decking area to the corner providing a superb space for outdoor dining and entertaining, complemented by flower beds and a gravelled area together with a generous amount of space behind the garage.

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

Mains water, gas, electricity and drainage are connected.

ENERGY PERFORMANCE

Rating: B

MANAGEMENT FEE

Please note there is an annual management fee for the private communal areas on the development of £250 per annum.

COUNCIL TAX

Band: F

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

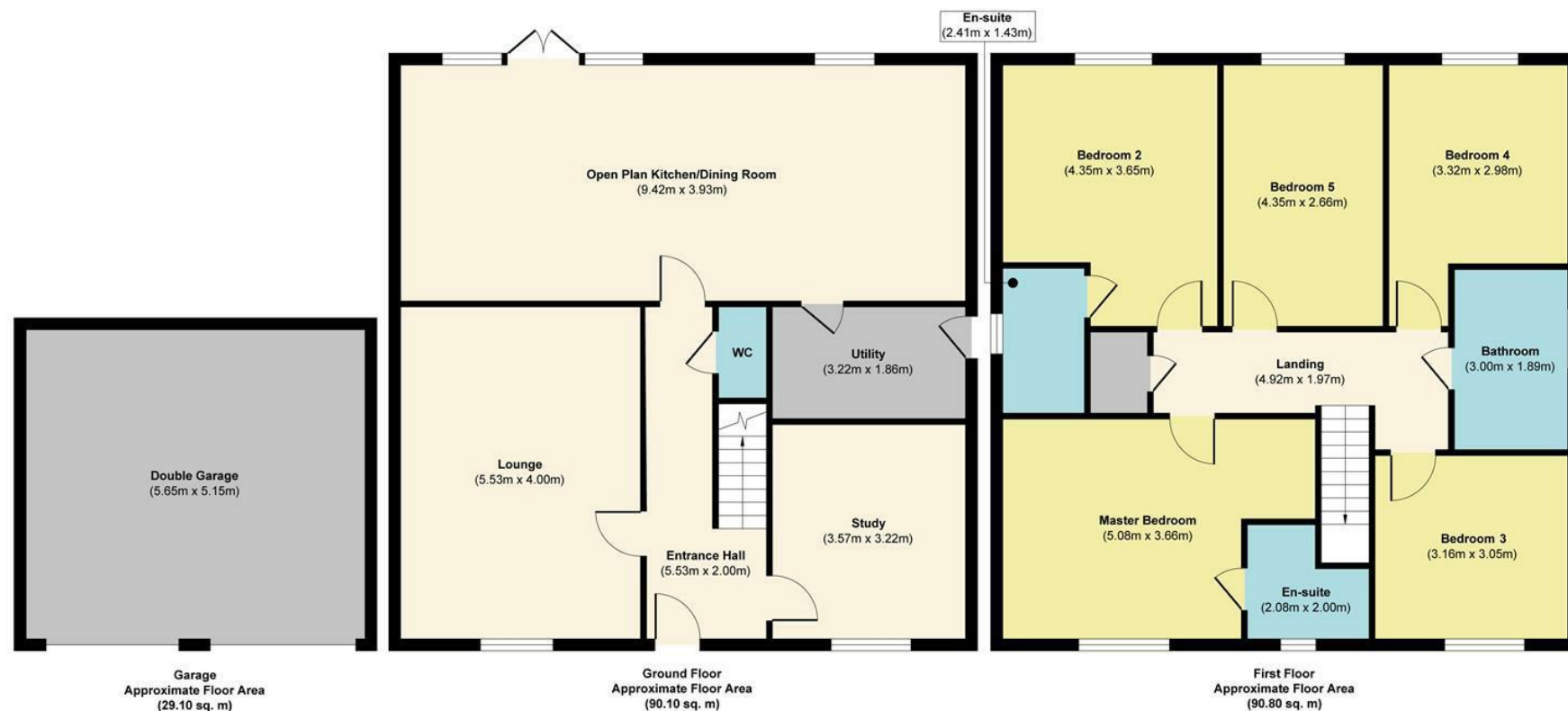
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS





Lincoln Road, Navenby



Approx. Gross Internal Floor Area 210.00 sq. m

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

Produced by Elements Property

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Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU

Tel: 01476 515329

Email: info@mountandminster.co.uk

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