

Top Farm Avenue

Navenby



MOUNT & MINSTER



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An attractive and spacious residence, standing in a prominent position in a sought-after address in an equally hugely popular Cliff Village with excellent local amenities.

- Detached Home
- Cliff Village Location
- Open-Plan Kitchen Diner
- Double Aspect Lounge
- Utility & Cloakroom
- Four Double Bedrooms
 - Two Bathrooms
 - Garage
- Immaculate Garden
- New Build Warranty



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DESCRIPTION

Situated in a quiet position on this recently constructed development and built by locally renowned Lindum Homes, this elegant residence offers kerb appeal with light, well-presented and spacious accommodation from top to bottom. At the heart of the home is a large and versatile kitchen off a well-proportioned entrance hall, complemented by a utility room. On the other side of the hallway is an impressive lounge with a feature fireplace. The first floor has four large bedrooms and a family bathroom with an additional ensuite to the Master.

OUTSIDE

The property is approached onto a paved driveway with ample private parking for multiple vehicles. There is a paved path leading to the front door with a small lawned area. The rear garden is much larger with a patio area providing a tranquil spot for outdoor dining and entertaining. There are beds surrounding the lawn accommodating flowers, trees and shrubs, with a small summer house in one corner, together with a small vegetable plot opposite. There is also pedestrian access into 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 best 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

COUNCIL TAX

Band: D

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

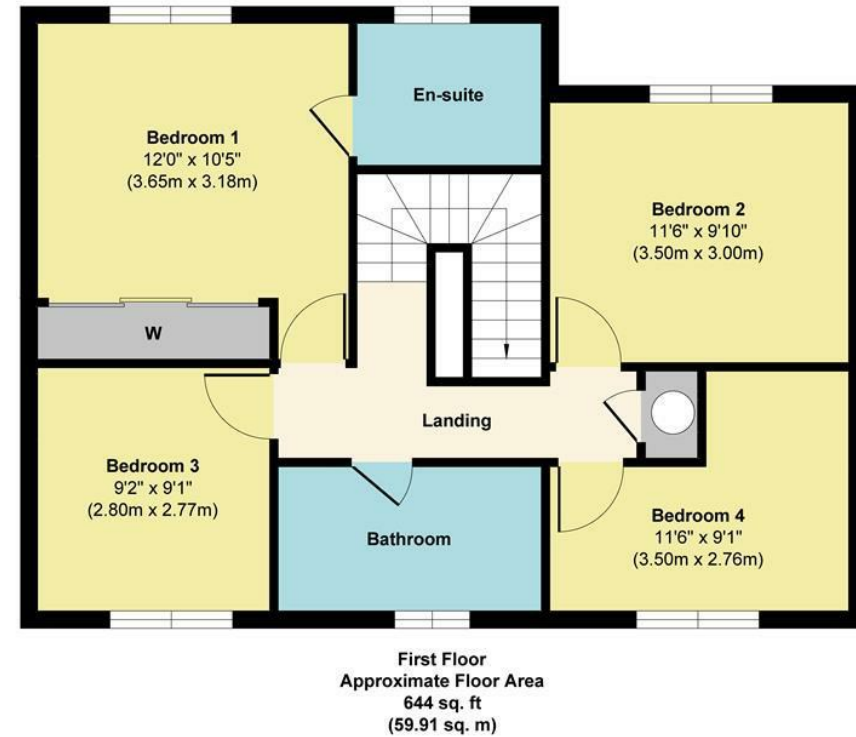
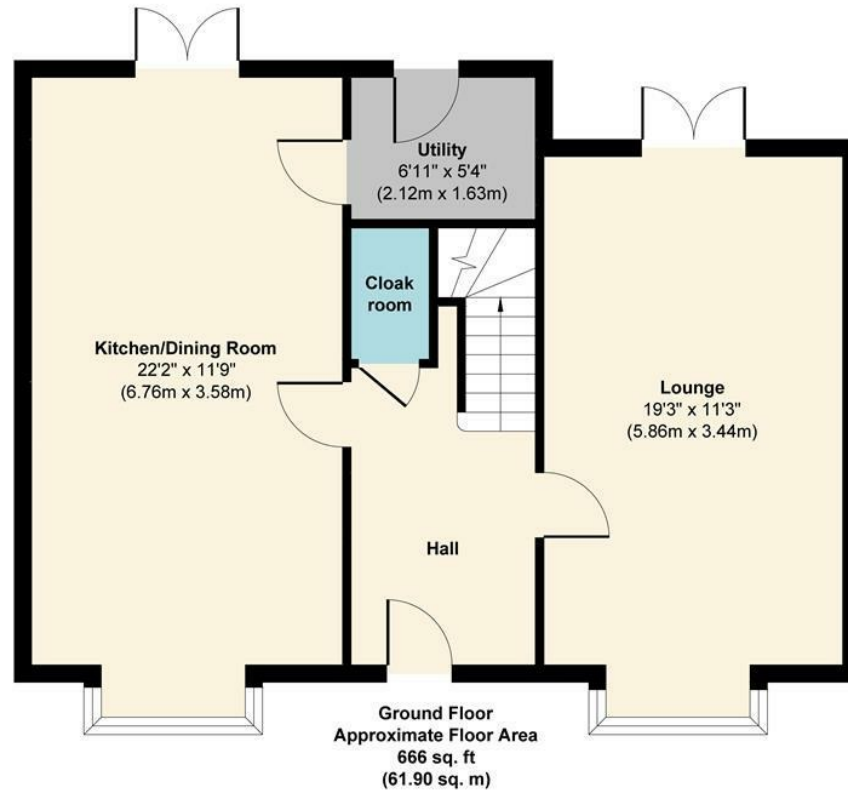
BUYER IDENTITY CHECKS

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.





Top Farm Avenue, Navenby



Approx. Gross Internal Floor Area 1310 sq. ft / 121.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

