



3 Grantham Road  
Navenby, Lincoln

**BROWN & CO** JH Walter



## 3 Grantham Road, Navenby, Lincoln, LN5 0JJ

An excellently presented, extended detached family home located in the heart of the much sought after and well served Cliff edge village of Navenby.

The property benefits from spacious living accommodation comprising briefly of an entrance hall, living room, dining room, stunning open-plan kitchen / dining room, utility and WC to the ground floor.

To the first floor is the master bedroom and guest bedroom both with en-suites, a further double bedroom, family bathroom and a fourth bedroom which is currently used as a dressing room.

Outside to the front is a lawned garden and to the rear is a landscaped garden with two patio areas, raised beds, and lawn. There is also a generous driveway, tandem garage and additional workshop.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

##### Living Room

Double glazed bay window to front elevation, wood burning stove, radiator.

##### Dining Room

Double glazed bay window to front elevation, radiator.

##### Kitchen / Dining Room

Granite worktops, base and eye level storage units, integrated appliances including induction hob with extractor hood over, double oven and microwave, spaces for fridge freezer and dishwasher. Island unit with granite worktop and inset drainer sink, bi-folding doors opening to rear garden, stable door to rear, two Velux windows, boiler room, tiled flooring with under floor heating.

##### Utility

Side entrance door, Belfast sink, granite worktop, space and plumbing for washing machine, base and eye level storage units, tiled flooring with under floor heating.

##### WC

WC, wash basin, tiled flooring with under floor heating.

#### First Floor

##### Landing

Double glazed window to front, loft access.

##### Bedroom One

Double glazed window to rear, radiator.

##### En-Suite

WC, wash basin, shower cubicle, heated towel rail.

##### Bedroom Two

Double glazed window to front, built in wardrobe, radiator.

##### En-Suite

WC, wash basin, shower cubicle, heated towel rail.

##### Bedroom Three

Double glazed window to front, built in wardrobe, radiator.

##### Bedroom Four (currently used as dressing room)

Double glazed window to rear, radiator.

##### Family Bathroom

Double glazed window to rear, vanity wash basin and WC unit, bath with wall mounted shower unit over, shower rail and curtain, heated towel rail.

##### Outside

To the front is a lawned garden with decorative shrubs and steps leading to the front door. Gated side access leads to a pleasant rear garden with two patio areas, lawn, and raised beds. To the rear is a driveway providing parking for several vehicles and it leads to a tandem length garage with electric roller door. There is also a useful workshop which could also be used for a variety of other uses.



**LOCATION**

Navenby lies 8 miles South of the Historic Cathedral City of Lincoln and 9 miles North West from the market town of Sleaford. It is also just 14 miles from Newark which has a direct train service to London Kings Cross.

The village has an excellent range of amenities including a primary school, doctors surgery, butchers, bakers, co-op and two public houses, the famous Viking Way also cuts through the village.

**TENURE & POSSESSION**

Freehold and for sale by private treaty.

**COUNCIL TAX**

Band D

**MOBILE**

We understand from the Ofcom website there is limited mobile coverage from EE, O2, Three and Vodafone.

**BROADBAND**

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

**BUYER IDENTITY CHECK**

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

**VIEWING PROCEDURE**

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

**AGENT**

James Drabble  
01522 504304

lincolncitycentre@brown-co.com

**Energy performance certificate (EPC)**

3, Grantham Road Navenby LINCOLN LN5 0JJ	Energy rating <b>E</b>	Valid until: 2 October 2026 Certificate number: 7608-5048-7251-4376-5940
Property type	Detached house	
Total floor area	117 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

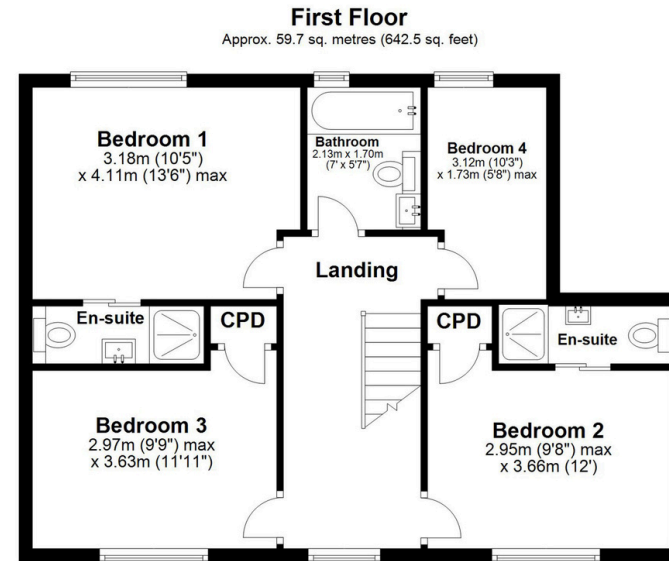
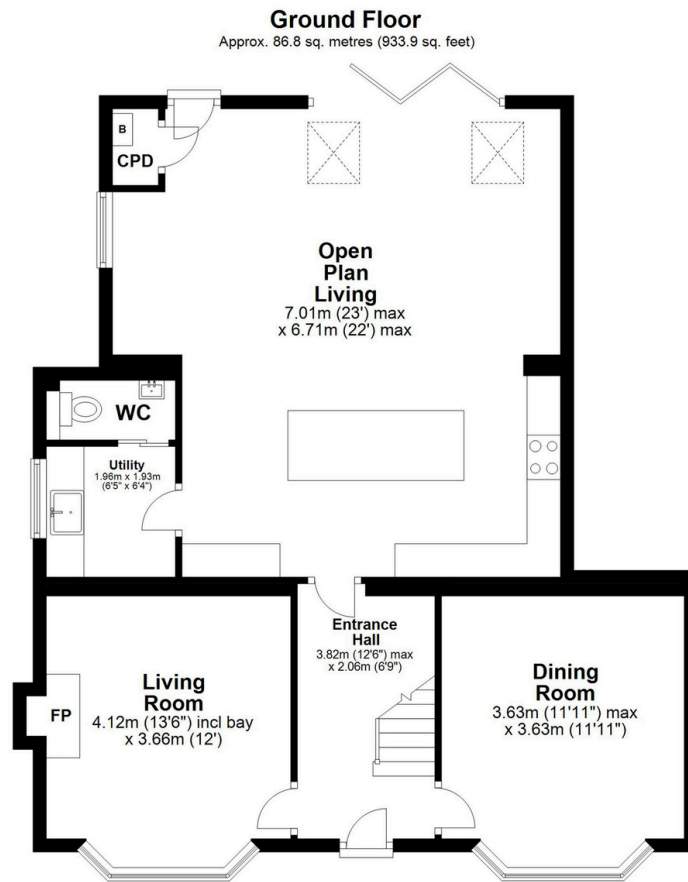
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		









Total area: approx. 146.5 sq. metres (1576.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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Plan produced using PlanUp.

**Winton House, 3 Grantham Road, Navenby**

**IMPORTANT NOTICES**

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