



40 Temple Goring
Navenby, Lincolnshire. LN5 0TX

BELL



40 Temple Goring

Navenby

This is a very good sized extended detached four-bedroom family residence, with an absolutely 'STUNNING', expansive contemporary design style appointed LIVING DINING KITCHEN with bifold doors to the grounds, very discreetly located in this popular residential area of quality homes on the eastern country fringe of Navenby.

A formal viewing is genuinely highly recommended.

ACCOMMODATION

Large Formal Entrance Hallway having a very attractive contemporary design style front entrance door with decorative obscure glazed panel; staircase up to first floor, contemporary design style radiator. Oak feature panelled doors through to the sitting room, Oak feature panelled doors through to the living dining kitchen and to:

Cloakroom comprising corner wash hand basin with tiled splashback above, low level WC, radiator and extractor vent.

Sitting Room having a very pleasant north easterly outlook over the front garden from the bay window with its attractive plantation shutters; wood style laminate flooring and radiator.

Substantial 'Stunning' Living Dining Kitchen the 'eye catching' hub of the house, with its high-quality contemporary design style appointment, accompanying expansive living and dining space having outstanding bifold doors opening up to the rear garden with its south westerly aspect

The **Kitchen** area is set to one end of the room and comprises a comprehensive range of attractive units with composite laminate fitted work surface areas having a single drainer one and a half bowl sink unit inset, cupboard space and a corner carousel cupboard unit beneath, additional work surface with room below for a dishwasher, pantry cupboard unit to one end. The work surface extends around the adjoining wall with cupboard space, Hotpoint horizontal two drawer refrigerator unit and a built-in oven beneath, above an extensive range of china





cabinets with space to one end for an American style fridge freezer. Inset beneath the stairwell area to one corner, there is a further small fitted work surface with space beneath for a wine cooler to be inset as well as accompanying storage cupboard space, wine rack and small storage drawer unit above. A good-sized island is placed in the centre of the room with work surface and breakfast bar to one side, further drawer and cupboard space beneath and a Neff ceramic style hob to surface with an pop-up extractor unit. There is wood style laminate flooring, attractive contemporary design style radiators, extensive tiled splash backs to the work surface areas, under lighting to some wall cupboard units and ceiling spotlight fittings. Oak panelled service door through to the adjoining integral garage.

First Floor

Landing with feature oak panelled doors through to all areas of the accommodation, built in airing cupboard containing the insulated hot water cylinder and access to roof space.

Master Bedroom of excellent proportions and having an appealing north easterly outlook across the front garden and the driveway; built-in wardrobe space across one wall and radiator. Oak feature panelled door through to:

En-suite Shower Room with quality fitted cabin style 'Duke' steam shower cubicle to one wall, pedestal wash hand basin and low WC. Attractive full height wall tiling around the suite area, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a pleasant outlook over the front of the property and neighbouring homes on the north eastern country fringe of the village; good sized wardrobe with sliding panelled doors and radiator.

Bedroom with a south westerly view down over the rear of the property and homes on Temple Goring beyond; and radiator.

Family Bathroom having attractive quality contemporary design style appointment, with a freestanding style bath set to one wall, wash hand basin with toiletry cabinet space below and low-level WC to one side with concealed cistern; built-in shower cubicle to one corner with shower fitting and mermaid board style wall panelling with toiletry alcoves. Attractive mermaid board style panelling to all walls, to at least dado rail height, wood style laminate flooring, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a south westerly outlook over the rear garden; built-in wardrobe space to one corner and radiator.





OUTSIDE

The house is very discreetly located in the head of the Temple Goring close of high-quality homes and is approached across tarmac and gravel driveways which provide more than ample parking for both family and visitors. There is access to the good-sized **Integral Garage** with an electric roller blind door, service door to the rear through to the accommodation, a wall mounted Worcester gas fired central heating boiler and plumbing for laundry white goods to one corner.

There is pleasant landscaping to the front of the house with a small area of lawn and a shale bed; a pedestrian gateway provides access through to the rear.

The house has a delightful landscaped rear garden for the family which enjoys the benefit of having a south westerly aspect. There is a good size patio area onto which the bifold doors of the Living Dining Kitchen opens, seating area with contemporary design style pergola with awning and a good size area of lawn, accompanying flowerbed/border containing fuchsia, hydrangea, redcurrants and more.

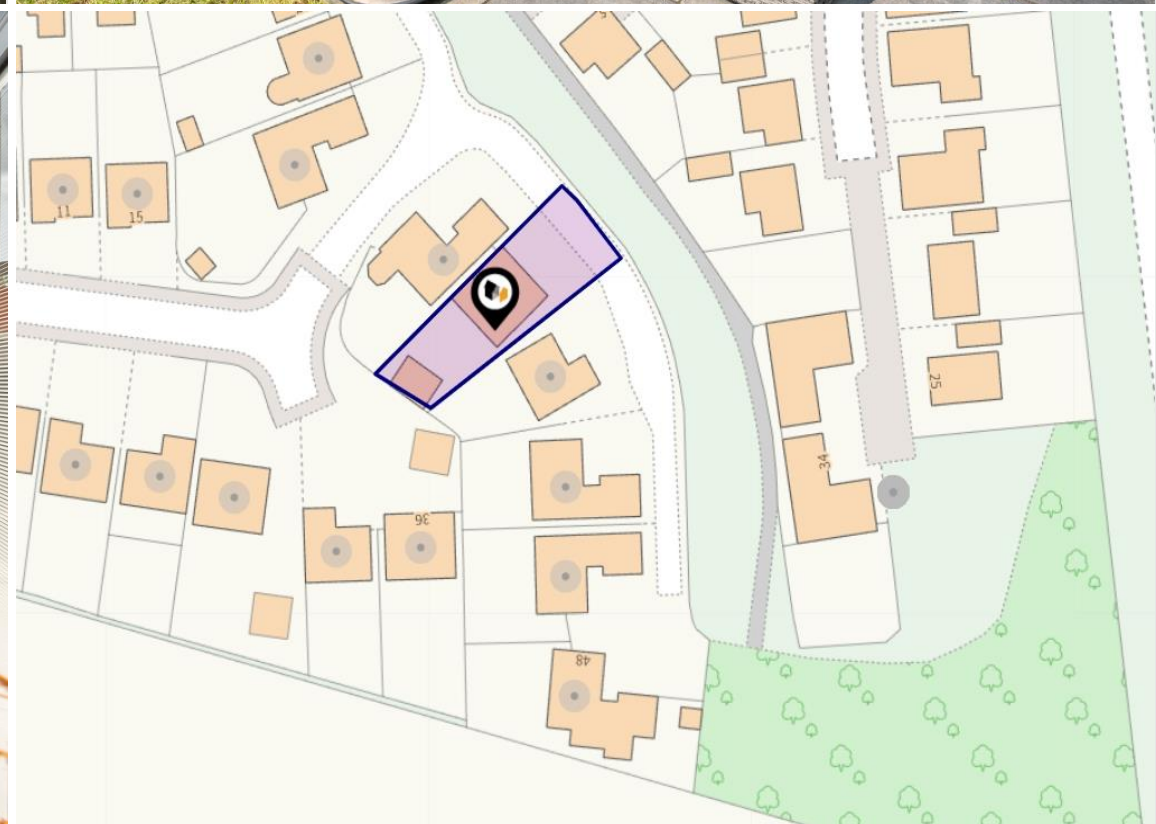
Set to the rear of the garden is a log cabin style **Home Office/Family Garden Room** with power supply and to one side a gravelled hardstanding garden storage area with a useful tool store. There are exterior light fittings and power points.

THE AREA

The cliff village of Navenby and its sister village of Wellingore, boast a very good range of amenities which include doctor's surgery, chemist, restaurants, takeaways, public houses, supermarkets and individual shops, an antique shop, a thriving activities venue and the Grade 1 Listed St Peters Church. There is a very good primary school with a selection of secondary schools in Sleaford, Grantham and Lincoln. The Viking Way and Ermine Street offer options for walking, cycling and horse riding whilst enjoying the views of the Wolds and the Trent Valley.

There are good road connections to Grantham with its high-speed rail link to London taking just around 70 minutes; Newark, the A1 and the historic city of Lincoln with its excellent shopping and social facilities just 10 miles to the north and easily accessed via the new Eastern Bypass.





40 Temple Goring

Approximate Gross Internal Area
 Ground Floor = 94.8 sq m / 1020 sq ft
 First Floor = 72.2 sq m / 777 sq ft
 Total = 167 sq m / 1797 sq ft
 (Including Garage / Excluding Home Office)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

District Council – Tax band: D

ENERGY PERFORMANCE RATNG: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office, 43 Silver Street, Lincoln. LN2 1EH. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org>

Brochure prepared 6.6.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888
 Email: lincoln@robert-bell.org

www.robert-bell.org

