



5 Temple Goring
Navenby, Lincolnshire. LN5 0TX

BELL



5 Temple Goring

Navenby

This is an appealing, four bedroom modern detached family residence, standing on a good sized corner plot of 0.012 of an acre, located in this very popular residential area on the south eastern country fringe of the charming south Lincoln Cliff village of Navenby.

The village is well known for its many quality period and contemporary homes and its excellent range of community services.

ACCOMMODATION

Entrance Lobby with attractive double glazed leaded light styled front entrance door, staircase up to first floor and radiator. Door to:

Sitting Room having a very pleasant westerly outlook from the bay window over the front of the property and driveway; coving and radiator. Glazed panelled double doors through to:

Good sized Dining Kitchen having an easterly view out over the rear garden from the French doors in the dining area; a very comprehensive range of fitted kitchen base, drawer and wall units, area of work surface with single drainer stainless steel sink unit inset. The work surface extends around the adjoining wall and out into the room to form a peninsula divide with cupboard space and room for a dishwasher beneath to one side and a breakfast bar area to the dining area side. A further area of work surface has a brushed steel Electrolux oven below with Electrolux four ring gas hob to surface, accompanying cooker hood and cupboard space above. There is pantry cupboard space at the end of these units, as well as room for appropriate upright fridge/freezers as required.





Tiled floor, tiled splash backs to the work surface areas, coving, radiator and ceiling spotlight fitting. Door through to:

Utility Room having a single drainer stainless steel sink unit inset to work surface with cupboard space and room for an appropriate laundry white good beneath, tiled splash back and Worcester gas fired central heating boiler above; tiled floor and extractor vent. Glazed panelled rear entrance door to garden, doors to adjoining garage and to:

Cloakroom comprising wash hand basin, low level WC, tiled floor, radiator and inset ceiling spotlights.

First Floor - Landing having a built in airing cupboard with insulated hot water cylinder and shelving; and access to roof space.

Bedroom with a westerly outlook down over the driveway and across to neighbouring quality homes on Temple Goring; access to roof space and radiator.

Bedroom having an easterly view out over the rear garden and the grounds of neighbouring homes; and radiator.

Family Bathroom having panelled bath to one wall with accompanying shower fitting, shower screen and full height wall tiling, pedestal wash hand basin and low level WC. Tiling to the majority of walls to at least dado rail height, radiator, inset ceiling spotlights and extractor vent.

Bedroom with an easterly outlook over the rear garden; and radiator.

Principal Bedroom of good proportions and having a westerly outlook down over the front grounds and across to other homes on Temple Goring; built in wardrobe space to one corner and radiator. Door to:

En-suite Shower Room having a built-in shower cubicle to one end with appropriate shower fitting and accompanying full height wall tiling, wash hand basin and low level WC. Tiled floor, tiling to suite area to at least dado rail height, radiator, inset ceiling spotlight fittings and extractor vent.





OUTSIDE

The house stands in prominent position on Temple Goring in that it benefits from having a good size corner plot of 0.012 acre (sts). The house is approached from the roadway across a tarmac and gravel driveway area providing more than ample parking for both family and visitors. The good-sized **Integral Garage** has an up and over door, service door to rear providing access through to the utility room, light and power. There is mature hedging running along the corner road frontage, which is set in front of the high brick wall concealing the rear gardens from passers-by in the road. There are pedestrian gateways to the southern and northern elevations of the house providing access through to the rear grounds.

The rear garden is of excellent proportions and well enclosed by both wall and panel fencing. There is a good-sized paved patio area adjoining the rear eastern elevation of the house onto which the French doors of the dining kitchen and the rear entrance door the utility open. To the southern elevation of the house, the garden has been laid to a large area of lawn. There are exterior light fittings and an outside water tap.

THE AREA

The cliff village of Navenby and its accompanying sister village of Wellingore, boast a very good range of amenities which include a 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, which stands as neighbour to your home.

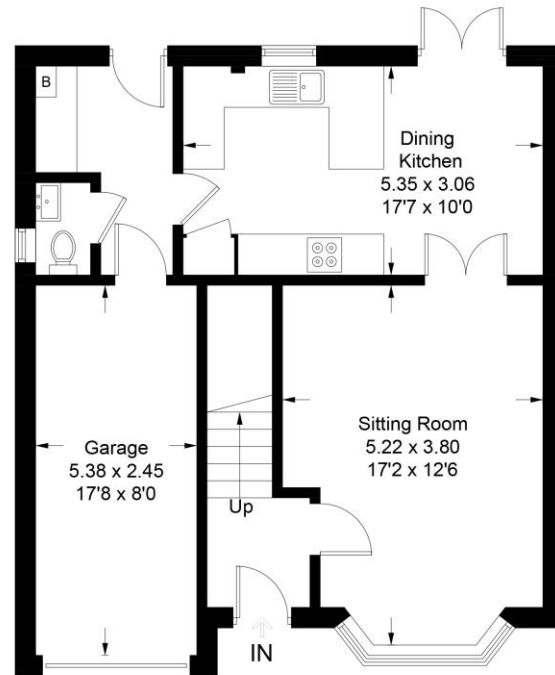
There is a very well-respected village primary school with a selection of secondary schools in Sleaford, Grantham and Lincoln. The Viking Way and Ermine Street offer options for walking, cycling and horse riding whilst enjoying the views of the Wolds and the Trent Valley. There are good road connections 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.



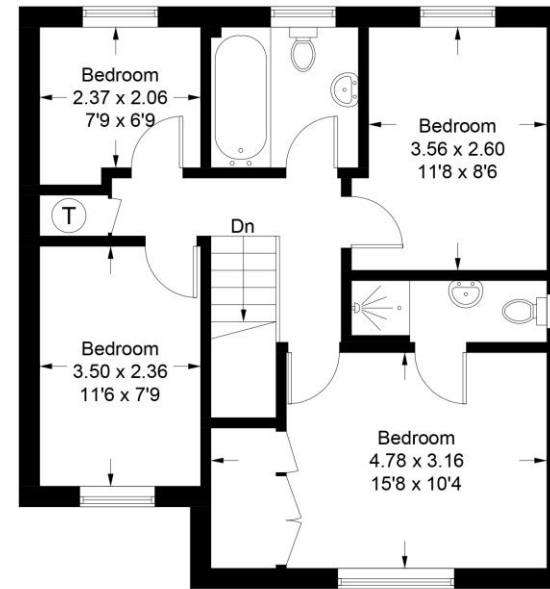


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Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft
(Including Garage)



Ground Floor



First Floor

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.

North Kesteven District Council – Tax band: D

ENERGYY PERFORMANCE RATING: 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>

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