



**Clint House, Grantham Road, Navenby, Lincoln, LN5 0EU**

william  
h brown

**welcome to**

**Clint House, Grantham Road, Navenby, Lincoln**

A beautifully modernised and highly individual five-bedroom character home, ideally located in the sought-after village of Navenby. Offering generous accommodation over multiple floors, off-road parking and an enclosed rear garden, this exceptional property must be viewed.



## **Entrance Hall**

The property benefits from a very spacious entrance hall giving access to majority of ground floor rooms.

## **Living Room**

15' 1" x 14' 11" ( 4.60m x 4.55m )

Window to front and rear.

## **Kitchen / Breakfast Room**

15' 1" x 14' 8" ( 4.60m x 4.47m )

Bespoke kitchen designed to the highest quality, comprising a range of floor and wall based cupboards, sink with drainer, large range master cooker, integral appliances and space for large dining table.

## **Sitting Room**

18' x 7' 6" ( 5.49m x 2.29m )

Windows to front and rear doors leading to both cloakroom and utility room.

## **Utility Room**

8' 10" x 8' 9" ( 2.69m x 2.67m )

Bespoke utility room comprising a range of floor based cupboards, sink with drainer.

## **Cloakroom**

WC, wash hand basin.

## **Rear Entrance Lobby**

Door leading to exterior.

## **First Floor**

### **Bedroom One**

15' 2" x 14' 8" ( 4.62m x 4.47m )

Window to front and door into en-suite.

### **En-Suite**

Window to rear, bathroom suite comprising roll top bath, wc and wash basin as well as heated towel rail and extractor fan.

### **Bedroom Four**

11' 5" x 10' 9" ( 3.48m x 3.28m )

Window to rear.

### **Bedroom Five**

13' 4" x 8' 11" ( 4.06m x 2.72m )

Window to side.

### **Shower Room**

Bathroom suite comprising his and hers sinks, large shower, wc, heated towel rail and extractor fan.

## **Second Floor**

### **Bedroom Two**

15' 3" x 14' 8" ( 4.65m x 4.47m )

Window to front.

### **Bedroom Three**

15' 3" x 11' ( 4.65m x 3.35m )

Window to front and rear.

### **Bathroom**

Window to rear and bathroom suite comprising bath, wc, wash hand basin, heated towel rail and extractor fan.

## **Rear Garden**

Enclosed rear garden providing off road parking.

## **Vendor's Note**

Our vendor advises there was planning permission agreed for a double carport already approved by the council from a previous application from a few years ago.



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## Clint House, Grantham Road, Navenby, Lincoln

- Beautifully modernised five-bedroom character property
- Located in the highly sought-after village of Navenby
- High-quality finishes throughout
- Impressive kitchen/diner
- Two reception rooms: living room and sitting room

Tenure: Freehold

EPC Rating: Exempt

Council Tax Band: E

**£600,000**



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