



Clint House Grantham Road, Navenby Lincoln LN5 0EU

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

£580,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123423 - 0005

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