

Kinder

Navenby

MOUNT & MINSTER



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Navenby

A delightful single-storey dwelling with attractive gardens and a private rear aspect, situated within one of the most sought-after villages in the East Midlands.

DESCRIPTION

A beautifully proportioned bungalow with plenty of natural light and set in a private situation near the edge of this hugely sought-after village, yet within walking distance of the convenient amenities Navenby has to offer. Accommodation briefly includes a lounge with an open fire, which flows nicely to a dining area. The kitchen is well-placed from either the main hallway, or via the dining room itself, with a door leading through to a generous and pleasant conservatory looking out over the rear garden. There are three bedrooms and a bathroom with both a bath and a separate shower.

OUTSIDE

The property is approached via a paved driveway, with room for three cars and direct access to the garage equipped with power and lighting. There is a pretty front garden which is predominantly laid to lawn, with a side access giving easy access to the rear.

The south-facing rear garden is beautifully kept and very private, with plenty of additional lawn and a variety of flower beds and shrubs. There are two paved areas providing a superb space for outdoor eating and entertaining.

LOCATION

Navenby is an extremely sought-after Cliff Village, mainly due to its location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), its local services, the views from the Cliff and some of the most attractive homes in the area.

Local amenities include an award-winning bakery, a Co-Op foodstore, two pubs, florist, a pharmacy, an antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, ice cream parlour, tea rooms and a very active Community Centre.

Navenby was recently recognised by The Times national newspaper as one of the top five places to live in the UK.



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SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

SERVICES

Mains water, gas, electricity and drainage are all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:
T: 01476 851400
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster 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.



























Green Man Road, Navenby



Floor Plan

Approx. Gross Internal Floor Area 996 sq. ft / 92.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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