



Top Farm Avenue
Navenby

MOUNT & MINSTER



Top Farm Avenue

Navenby

A beautifully presented and spacious home, meticulously improved by the current owners to create a premium and comfortable residence in an equally splendid Cliff Village.

- Contemporary family residence
- Impressive Kitchen, Dining Family room
 - Living room
 - Four bedrooms
 - En suite
 - Family bathroom
 - Off road parking
- Enclosed rear garden
 - Solar PV
 - Garage



MOUNT & MINSTER

INTRODUCTION

Situated within this popular Cliff village, this immaculate and well-proportioned contemporary residence offers accommodation briefly comprising of a living room, a modern stylish kitchen-diner family room which opens directly onto the garden, and downstairs WC. Upstairs there are three well-appointed bedrooms, the master bedroom benefitting from a modern ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

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 butchers shop, 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.

OUTSIDE

The property enjoys a large driveway with EV charger and parking for multiple vehicles, leading to a single garage at the end of the tarmac driveway. The front has a small grassed area and paved pathway leading up to the front door. A side gate leads to the rear garden with a large paved terrace providing an ideal space for outdoor dining and entertaining. The majority of the space is lawned with raised beds and an extra versatile space behind the garage.

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

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

ENERGY PERFORMANCE CERTIFICATE

Rating: B

COUNCIL TAX BAND

Band: D
North Kesteven District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

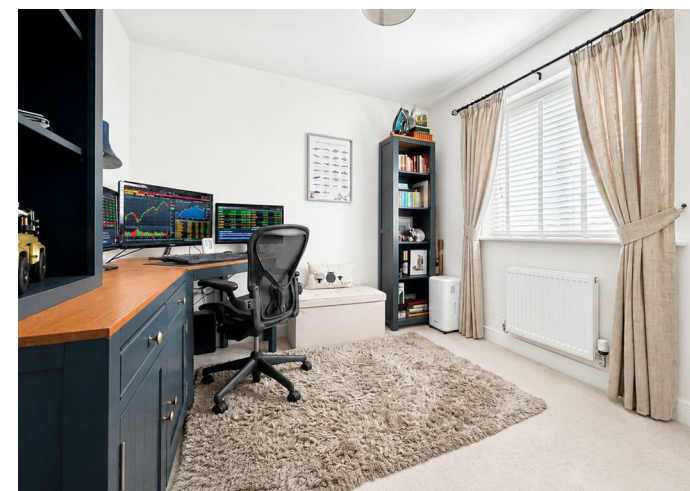
By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

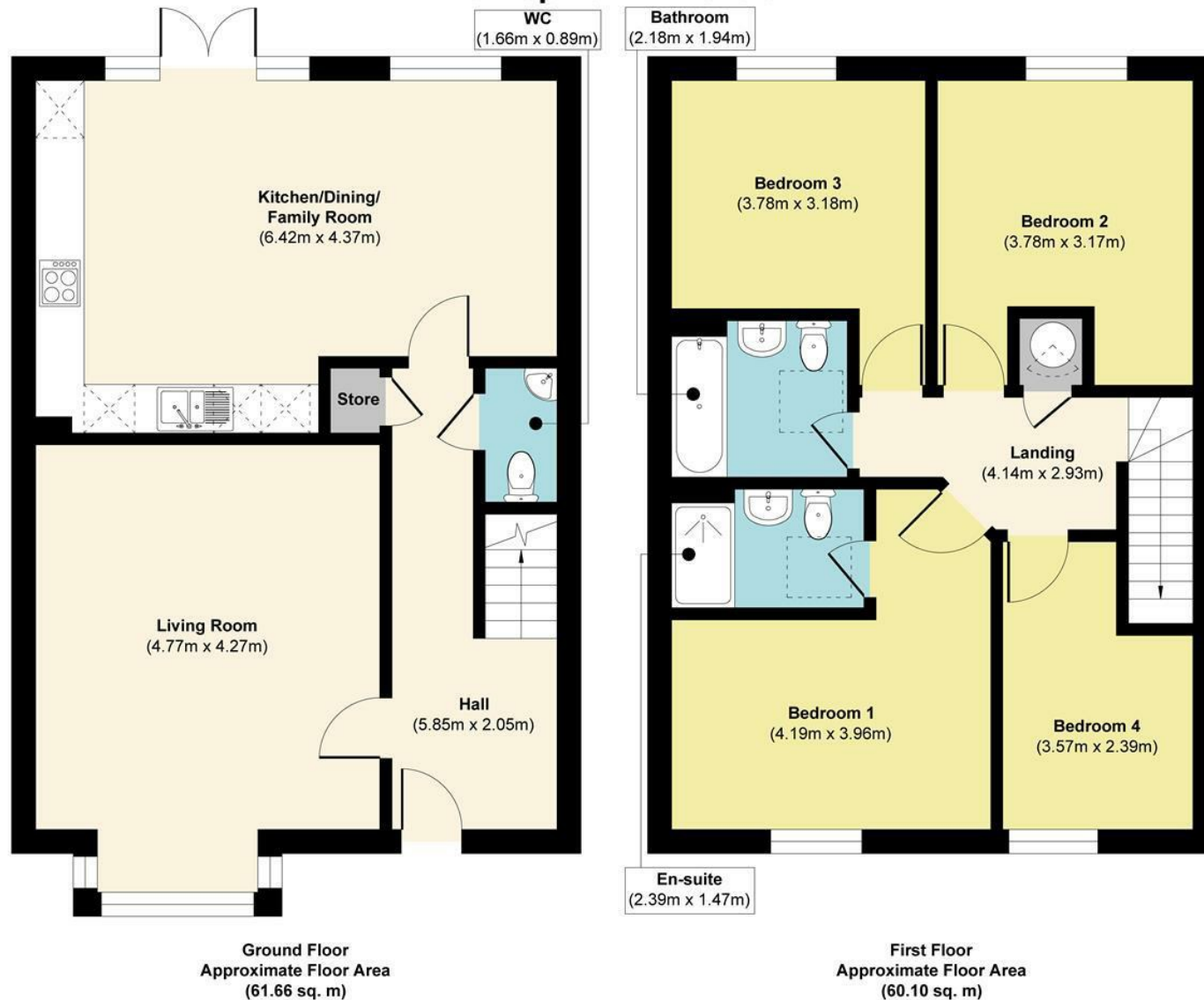
BUYER IDENTITY CHECKS

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.





28 Top Farm Avenue



Approx. Gross Internal Floor Area 1309 sq. ft / 121.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln
Lincolnshire, LN2 1QA

Tel: 01522 716204

Email: info@mountandminster.co.uk

MOUNT & MINSTER

