



Overton Close

MOUNT & MINSTER

DESCRIPTION

Tucked away on a quiet close within a short walk from all the amenities of this highly sought-after Cliff Village, this beautiful residence stands in a prominent and elevated position. Sold with no onward chain, the generous accommodation includes a lounge, dining kitchen, three bedrooms and a modern shower room.

OUTSIDE

Accessed onto a private driveway with ample parking, there is a front garden space with a larger rear garden with a small lawn and tiered levels, including a paved area at the top providing an ideal space for outdoor dining 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 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.

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

Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

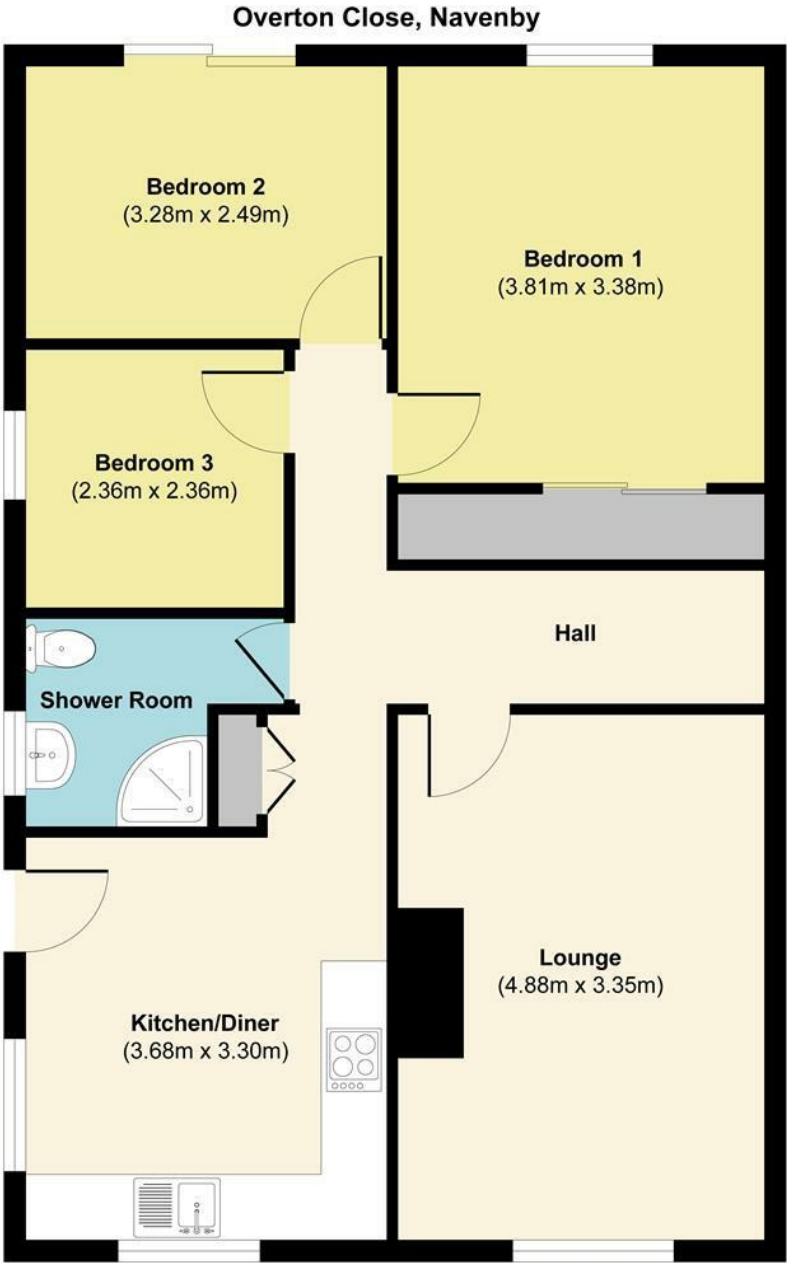
VIEWING

By prior arrangement with the Agents: 01522 716204



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



Floor Plan
Approx. Gross Internal Floor Area 72.44 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property