



Headland Way  
Navenby

MOUNT & MINSTER



# Headland Way

Navenby

One of the finest single storey dwellings in this hugely sought-after Cliff Village, this beautiful home has been updated in recent years to create a warm and welcoming residence with attractive gardens to compliment a wonderful lifestyle.

- Detached Bungalow
- Three Reception Rooms
- Newly Fitted Kitchen
  - Three Bedrooms
  - Two Bathrooms
- Immaculate Throughout
  - Under Floor Heating
  - Stunning Gardens
    - Double Garage
- Cliff Village Location



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## DESCRIPTION

A very desirable home that is presented to the highest of standards with stunning gardens and top quality living accommodation throughout. The accommodation briefly includes a contemporary kitchen, lounge, dining room, garden room/orangery, three bedrooms and two bathrooms, including one ensuite to the master bedroom.

## LOCATION

Navenby is an extremely popular Cliff Village and was recently recognised by The Times as one of the best villages in the UK, 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 services include a Co-Op foodstore, a bakery, two pubs, florist, a pharmacy, an antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

## 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.

#### **OUTSIDE**

The property enjoys a large driveway with parking for multiple vehicles and a small front lawn. There is a side gate leading to impressive and beautifully kept rear gardens which are predominantly laid to lawn and further benefit from raised beds, trees and shrubs, a vegetable garden and a summer house. There is a paved area leading out from the garden room, providing a superb space for outdoor dining and entertaining. A double garage is situated to the approach of the property with a pedestrian door to the rear garden.

#### **SERVICES**

The property is centrally heated with mains gas (under floor heating), electricity, water and drainage all connected.

#### **ENERGY PERFORMANCE**

Rating: D

#### **COUNCIL TAX**

Band: D

#### **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](mailto:info@mountandminster.co.uk)



## Headland Way, Navenby



**Approx. Gross Internal Floor Area 966 sq. ft / 89.80 sq. m**

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

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