

4 Overton Close

Navenby

MOUNT & MINSTER

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A splendid and comfortable bungalow in a quiet and sought-after road, yet a short walk from the local amenities in this hugely sought-after Cliff Village.

- Detached bungalow
- Enviable Cliff village
- Quiet and Convenient
- Three Bedrooms
- Wet Room
- Lounge
- Kitchen Diner
- Ample off road parking
- Single garage
- Low maintenance rear garden

INTRODUCTION

Tucked away on this serene and peaceful close that's just a stones throw from the high street and the local shops, this wonderful single-storey residence enjoys spacious living in a beautiful village. Accommodation briefly includes a kitchen diner, a lounge with a gas fire, three bedrooms and a bunded wet-room.

OUTSIDE

The property is approached onto a large driveway with ample private parking alongside a large gravelled area. A side gate leads to the rear garden which is fully paved and has a side door into the garage with a vehicular door onto the driveway and a subterranean inspection pit.

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 CERTIFICATE
Rating: D

COUNCIL TAX
Band: C
North Kesteven District Council

METHOD OF SALE
For sale by private treaty.

TENURE
Freehold with vacant possession on completion.

VIEWING
By prior arrangement with the Agents: 01522 716204

ADDITIONAL INFORMATION
For further information, please contact Mount & Minster.
T: 01522 716204
@: info@mountandminster.co.uk

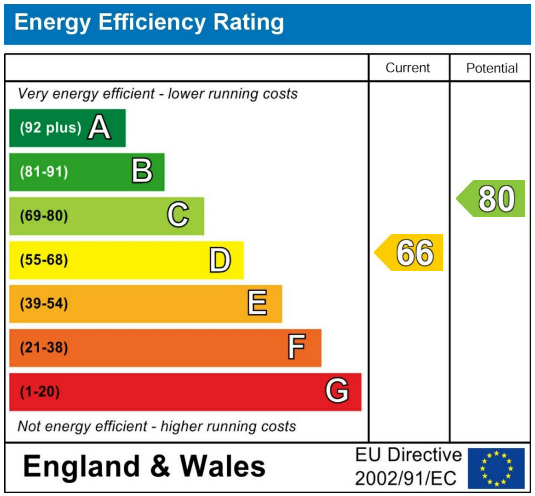
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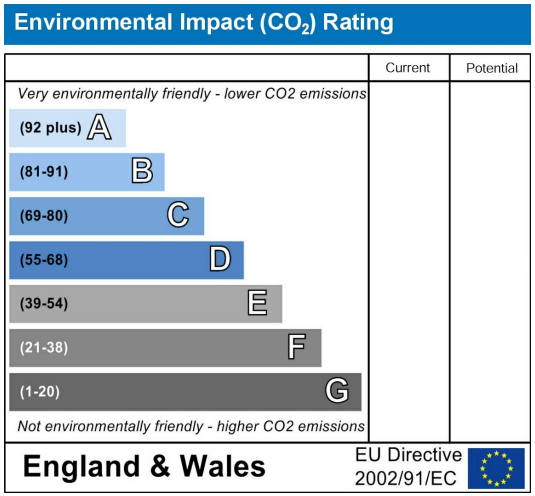












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