

Short Furrow

Navenby

MOUNT & MINSTER

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A beautifully presented home, offering a delightful open-plan kitchen/diner and conservatory, ideally situated in the heart of a sought-after cliff village and within easy reach of a range of local amenities being offered with no onward chain.

- Popular village location
- Off road parking
- Single garage
- Three bedrooms
- Conservatory
- Lounge
- Kitchen/Diner
- Bathroom
- Enclosed rear garden
- Close to amenities











INTRODUCTION
Enviably positioned within this charming cliff village, this well presented contemporary residence offers accommodation briefly comprising of a lounge, a modern kitchen/diner, which opens directly onto the conservatory which offers an inviting additional reception space. Upstairs there are three well-appointed bedrooms, and a contemporary family bathroom.

OUTSIDE
To the front a gravel driveway provides off road parking and leads to a single garage with power, the front garden is primarily laid to lawn. To the rear there is a enclosed garden which is primarily laid to lawn with planted borders, and patio seating area.

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: C

COUNCIL TAX BAND
Band: B
North Kesteven District Council

TENURE
Freehold with vacant possession on completion.

METHOD OF SALE
The property is offered for sale by Private Treaty.

VIEWINGS
By prior arrangement with the Sole Agents (01522 716204).







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Garage
Approximate Floor Area
(13.27 sq. m)

Ground Floor
Approximate Floor Area
(43.44 sq. m)

First Floor
Approximate Floor Area
(33.91 sq. m)

Approx. Gross Internal Floor Area 90.62 sq. m (Including Garage)

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





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