



BY DESIGN

*2a Lincoln Road*

Navenby, Lincoln, Lincolnshire LN5 0LA

# Discover this impressive modern family home, boasting nearly 2,000 sq. ft of living space.

Discover this impressive modern family home, boasting nearly 2,000 sq. ft of living space. Constructed in 2018 and located in the charming village of Navenby, this splendid residence is thoughtfully positioned in a non-estate location and occupies a spacious plot, offering ample parking space for multiple vehicles, along with a detached double garage.

The ground floor accommodation is accessed via an entrance hall with a cloakroom. The reception rooms comprise a lounge, dining room/study, spacious open plan kitchen with family room, and utility room. The first-floor accommodation comprises five well-proportioned bedrooms. The primary and guest bedrooms both have en-suite facilities, while bedrooms three, four and five share the family bathroom. Externally, the property enjoys a superb position with a spacious driveway that provides parking for several vehicles, generous and well-proportioned gardens, a raised sun terrace, and scenic views. The property is further complemented by a detached double garage.













# Location

Navenby, a picturesque village nestled on the A607, is located approximately 10 miles south of Lincoln. It proudly stands as one of the larger cliff villages, that gracefully spans the heart of Lincolnshire from north to south. For those looking to explore the region, Newark-on-Trent in Nottinghamshire is a mere 15 miles to the southwest, while Sleaford beckons from about 10 miles to the southeast, and Grantham stretches 16 miles to the south. With efficient transport connections, it's well-suited for commuters, offering an 80-minute train ride to central London from Newark and a 60-minute journey from Grantham.

This charming village offers a variety of shops and businesses, including the esteemed Welbourne's Bakery, a cornerstone of artisanal baking in the county. The village also boasts two cosy pubs, The Lion & Royal and The King's Head, along with the popular dining destination, Macy's Brasserie, and The Old Filling Station, serving an array of delectable treats. Navenby spans the Viking Way, offering enchanting countryside walks steeped in local history. For a glimpse into rural Lincolnshire life, don't miss Mrs. Smith's Cottage, a beloved museum in the heart of the village, showcasing a century of heritage.





























# Schools & Services

For families, Navenby is a haven of educational opportunities. The Navenby C of E Primary School is conveniently located in the centre of the village. Secondary education options abound in the area, including the well-regarded Sir William Robertson Academy, just 3 miles away in Welbourn. Sleaford, a short 10-mile journey to the southeast, offers Carre's Grammar School, and Kesteven & Sleaford High School (for Girls). For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 16 miles to the south in Grantham. In Lincoln, just 9 miles to the north, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

Services: Mains electricity, mains gas, water, and drainage | Local Authority: North Kesteven District Council  
Council Tax Band: B | Fpc Rating: B | Maintenance Charge: £200 per year (approximately)

Sat Nav: LN5 0LA











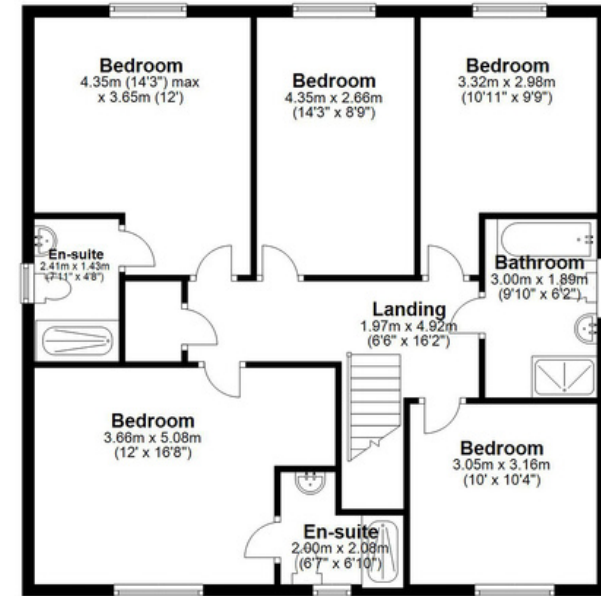
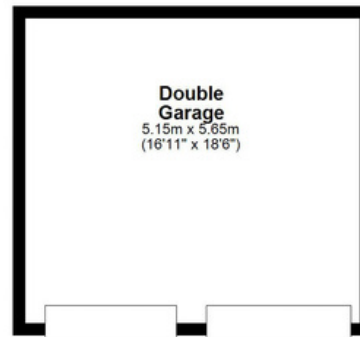
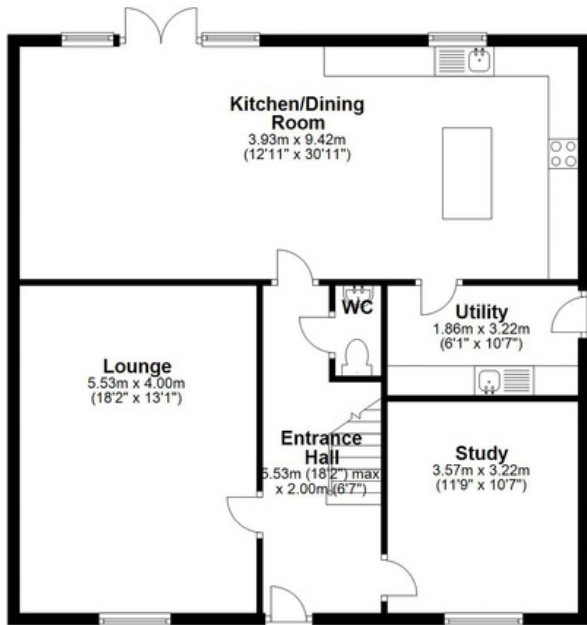
# LINCOLN ROAD NAVENBY

GROUND FLOOR = 90.1 SQ M/ 969.3 SQ FT

FIRST FLOOR = 90.8 SQ M/ 977.6 SQ FT

GARAGE = 29.1 SQ M/ 313.2 SQ FT

TOTAL = 210 SQ M/ 2260.1 SQ FT





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National audience

*local knowledge*