

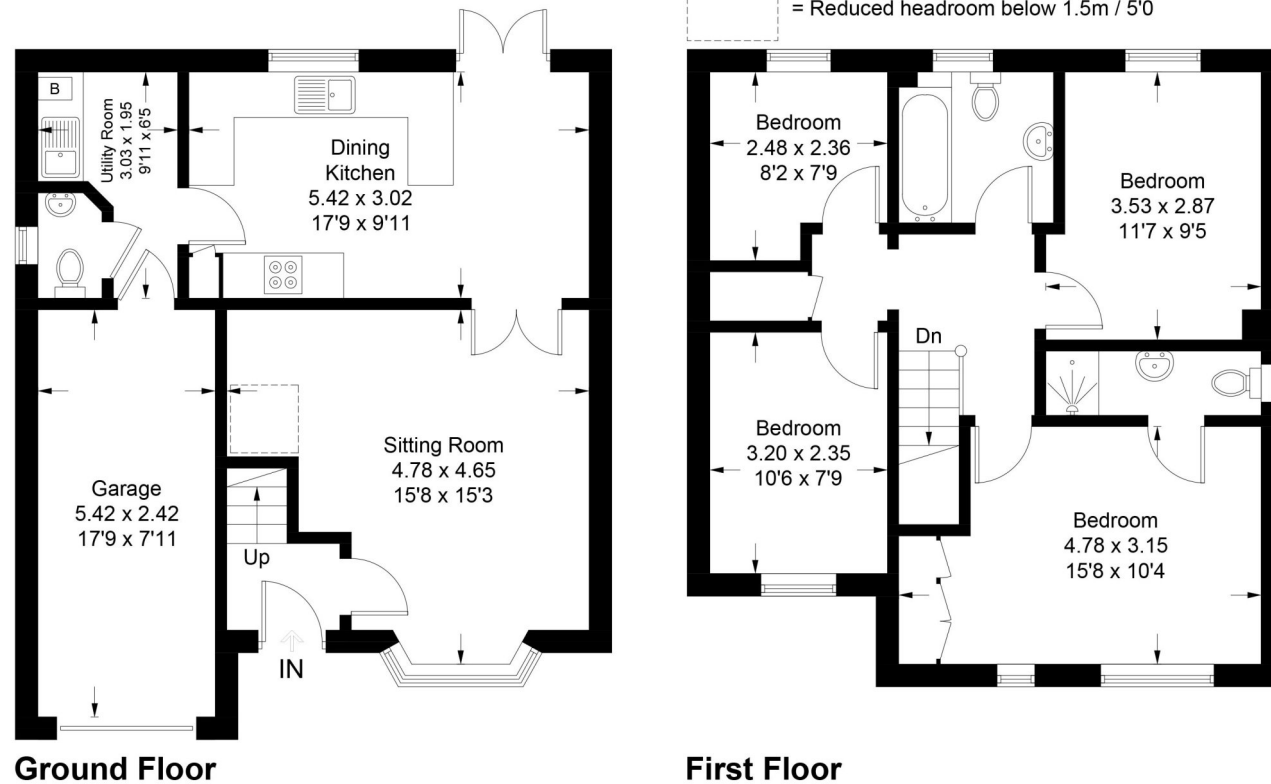
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Temple Goring

Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 54.3 sq m / 584 sq ft
 Total = 112.0 sq m / 1205 sq ft



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



8 Temple Goring, Navenby, Lincoln, Lincolnshire, LN5 0TX

£330,000 Freehold

We are delighted to offer for sale this immaculately presented Four Bedroom Detached Family Home which is situated in a quiet position in the extremely sought after village of Navenby. The property has been tastefully decorated throughout and offers a spacious Kitchen/Dining Room and stylish Bathrooms. The accommodation briefly comprises of Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Downstairs Cloakroom, Four Well Proportioned Bedrooms, the Master with En-Suite and a Family Bathroom. Outside to the front of the property, there is tarmac driveway offering off street parking leading to the integral garage. The rear garden is of particular note, being principally laid lawn with various mature plants, trees and shrubs, enclosed to all aspects, an outside tap, outside light and side gate.

Navenby is an idyllic and popular village boasting numerous amenities including shops, schools, pubs and much more. It is conveniently located with easy access to Sleaford, Lincoln & Grantham.

A viewing of this property is highly advised.



ACCOMMODATION

Entrance Hall

Living Room - 15'8" x 15'3" (4.78m x 4.65m)

Kitchen / Diner - 17'9" x 9'11" (5.4m x 3.02m)

Utility Room - 9'11" x 6'5" (3.02m x 1.96m)

Downstairs Cloakroom

First Floor Landing

Bedroom One - 15'8" x 10'4" (4.78m x 3.15m)

Ensuite Shower Room

Bedroom Two - 11'7" x 9'5" (3.53m x 2.87m)

Bedroom Three - 10'6" x 7'9" (3.2m x 2.36m)

Bedroom Four - 8'2" x 7'9" (2.5m x 2.36m)



Family Bathroom



Garage - 17'9" x 7'11" (5.4m x 2.41m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D



- FOUR BEDROOM DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
 - KITCHEN/DINER
- EN SUITE TO MASTER BEDROOM
- STYLISH FAMILY BATHROOM
- TASTEFULLY DECORATED
- FULLY ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION