GRADE II LISTED 4 BEDROOM HOUSE IN THIS MOST SOUGHT AFTER VILLAGE

THE DIAL HOUSE
2 NORTH LANE, NAVEENBY, LINCOLN, LN5 0EH

Entrance hall • reception room • family room • kitchen
breakfast room • study • conservatory • 4 bedrooms (2 en suite) • 4 car garage • double car port • gardens • gated off street parking

Directions
From Lincoln take the A607 south towards Grantham passing through the village of Waddington. On entering Navenby take the first right hand turn onto North Lane. The Dial House is immediately on your right.

Situation
Navenby lies approximately 8 miles south of the historic city of Lincoln and is a highly desirable village with a good selection of independent shops including an antique centre, bespoke interior furnishings shop, café, two pubs and an awarding winning butcher/bakery. There is also a medical centre, Co-op store, Post Office and Primary school. The village is well located for commuting north to Lincoln or south to Grantham which has road links to the A1 and mainline rail to London (Kings Cross from 65 minutes).

Description
The Dial House is a deceptively spacious four bedroom Grade II listed stone house in this sought after village. It is believed to be the oldest house in Navenby and was home to the village sun dial from which it takes its name.
Sitting in about a third of an acre the property enjoys a generous enclosed plot with an excellent range of outbuildings.

In more detail the accommodation comprises of a grand entrance hall with stripped wood floors, WC and feature staircase. There is a superb double aspect 33’ reception room with stone fireplace complete with exposed beams and log burner, unusual sloping ceiling, impressive bay window and double doors opening onto the terrace. the house also has a double aspect family room with stripped wood floors and exposed beams. The double aspect kitchen breakfast room has a good range of fitted wall and base units, Aga and windows overlooking both gardens, there is also an inviting seating area with built in seats. The rear hallway has access to boiler/utility room and garden. A study with double doors leads through to the conservatory which in turn opens onto the garden. Above the study is a guest bedroom with en suite shower room.

The first floor enjoys a light and open landing, master bedroom with en suite bathroom and dressing room, two further bedrooms and a family bathroom.

Outside, the property can be approached by the front door on North Lane or via the gated gravel driveway on the High Street. There is hard standing for several vehicles and access to the double car port, garden store and the cavernous four car garage with storage over. There are landscaped gardens to the side and rear of the property. The side garden has a paved terrace and a range of established beds and borders. The rear garden is mostly laid to lawn with an attractive pond, green house, mature trees, summer house and paved terraces ideal for catching the sun at different times of the day.

**Services** Mains water, electricity, gas and drainage. Oil fired central heating.

**Local Authority** North Kesteven District Council. Council tax band G.

**Photographs** Taken March 2019

**Viewing** Strictly by appointment with Savills.
FLOORPLANS
Main House gross internal area = 3,467 sq ft / 322 sq m
Garage/Carport/Store gross internal area = 1,619 sq ft / 150 sq m

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