



Vicarage Lane,
Long Bennington



Guide Price £600,000 to £625,000

- Individual Detached Home
- Five Double Bedrooms Including Annexe Bedroom with Ensuite
- Two Ensuites, Bathroom & G/F WC
- Two Reception Rooms
- Open Plan Dining Kitchen
- South Facing Rear Garden
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: B



Hawthorn House is a wonderful individual detached home, privately positioned along a private road leading to only two properties and boasts a SOUTH FACING rear garden as well as quality fixtures and fittings throughout. Situated on the edge of the thriving sought after village of Long Bennington, this home is conveniently located close to the A1 and benefits from a host of local amenities close to hand. The exceptional property's accommodation comprises to the ground floor: inviting reception hallway, study/snug, generous dual aspect lounge with brick chimney and potential for log burning stove (subject to relevant regulations), open plan dining kitchen with two sets of bi-folding doors opening to the rear garden and a stunning kitchen space that includes quartz worktops, an integrated fridge and freezer, provision for range cooker and a central island housing an integrated dishwasher and breakfast bar. The ground floor also includes a utility room, WC and rear hall that provides a separate entrance with stairs rising to a superb annexe bedroom with ensuite bathroom. The stairs from the reception hallway lead to a large landing space with access to a luxurious four piece family bathroom suite, and four DOUBLE bedrooms, with the master enjoying a quality ensuite bathroom. Outside, this home boasts a low maintenance South Facing rear garden that is predominantly laid to lawn but also benefits from a covered entertaining area with slate roof, perfect for a summers evening. The property is located down a private road with double gates opening on to a gravelled driveway providing off street parking and access to a double garage. Other features of this delightful home include UPVC double glazed windows, aluminium bi-folding doors and air source heat pump, with underfloor heating throughout downstairs.





ACCOMMODATION - Rooms & Measurements

Reception Hall

3.86m x 3.53m (12'8 x 11'7)

Lounge

7.29m x 3.63m (23'11 x 11'11)

Study/Snug

3.61m x 2.31m (11'10 x 7'7)

Dining Room

3.53m x 3.30m (11'7 x 10'10)

Kitchen

4.80m x 3.63m (15'9 x 11'11)

Utility Room

2.82m x 1.42m (9'3 x 4'8)

Ground Floor WC

1.42m x 1.09m (4'8 x 3'7)

Rear Hall

1.42m x 1.19m (4'8 x 3'11)

First Floor Landing

Master Bedroom

5.46m x 3.63m (17'11 x 11'11)

Ensuite

3.35m x 1.73m (11'0 x 5'8)

Bedroom Two

3.61m x 3.61m (11'10 x 11'10)

Bedroom Three

3.61m x 3.58m (11'10 x 11'9)

Bedroom Four

3.56m x 2.21m (11'8 x 7'3)

Bathroom

3.56m x 1.73m (11'8 x 5'8)

Annexe - Bedroom

5.28m x 2.82m (17'4 x 9'3) majority measurements

Annexe - Ensuite

2.82m x 1.42m (9'3 x 4'8)





Double Garage
5.28m x 5.16m (17'4 x 16'11)

Covered Seating Area
7.37m x 3.56m (24'2 x 11'8)

Agent's Note - Shared Private Road

The property is accessed via a private road to this and one neighbouring property, which is owned by a third party. The property owners have full right of access.

Services

Air source heat pump. Underfloor heating throughout downstairs, traditional radiators upstairs. Mains electricity, water and drainage are connected.

Long Bennington

A popular and thriving village situated between the market towns of Newark & Grantham which both have main line rail services to London's King Cross and easy access to the A1. There is a wide range of amenities including: Co op supermarket, part time post office, gift shop, two public houses, wine bar, 2 takeaways, hairdressers and Doctors surgery. The village Infant and Primary School is highly regarded and excellent Grammar schools can be found within close proximity at Grantham & Sleaford.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to &#pound;350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of &#pound;332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to &#pound;30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83.8	91.8
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk