



The Pastures, Long Bennington



3



2



3

Guide Price £475,000 to £500,000



Key Features

- Spacious Detached Bungalow
- Extremely Popular Location
- Three Bedrooms
- Large Lounge & Separate Dining Room
- Kitchen & Utility
- Landscaped Gardens
- Double Garage & Driveway
- Tenure: Freehold
- Council Tax Band: E
- EPC Rating: C





A three bedroom Stylish and spacious modern detached bungalow situated on the very sought after development of "The Pastures" within the extremely popular and well served village of Long Bennington. This beautiful property stands proud with fantastic, landscaped gardens, double garage and driveway. The accommodation comprises of an entrance porch, entrance hallway, spacious lounge with walk in bay window and feature multi fuel burner, French Doors leading to the separate dining room, modern kitchen with integrated electric double fan assisted oven and induction hob, separate utility room and a P shaped conservatory with air conditioning. The property has three bedrooms, master with ensuite and a family bathroom. The property benefits from gas central heating and UPVC double glazing. A particularly lovely feature being the Westerly facing rear garden that is beautifully landscaped with two patio areas.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Bay Fronted Lounge

6.60m x 4.60m (21'8 x 15'1) maximum measurements

Dining Room

3.89m x 3.18m (12'9 x 10'5)

Conservatory

7.77m x 2.74m (25'6 x 9'0) maximum measurements

Breakfast Kitchen

3.91m x 3.35m (12'10 x 11'0)

Utility

3.35m x 1.83m (11'0 x 6'0) maximum measurements

Inner Hallway

Master Bedroom

4.88m x 3.84m (16'0 x 12'7)

Ensuite

2.36m x 1.52m (7'9 x 5'0)

Bedroom Two

3.81m x 3.15m (12'6 x 10'4) into the wardrobe

Bedroom Three

3.48m x 2.06m (11'5 x 6'9)

Bathroom

3.33m x 2.11m (10'11 x 6'11) maximum measurements





Services

Mains gas, 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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



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.

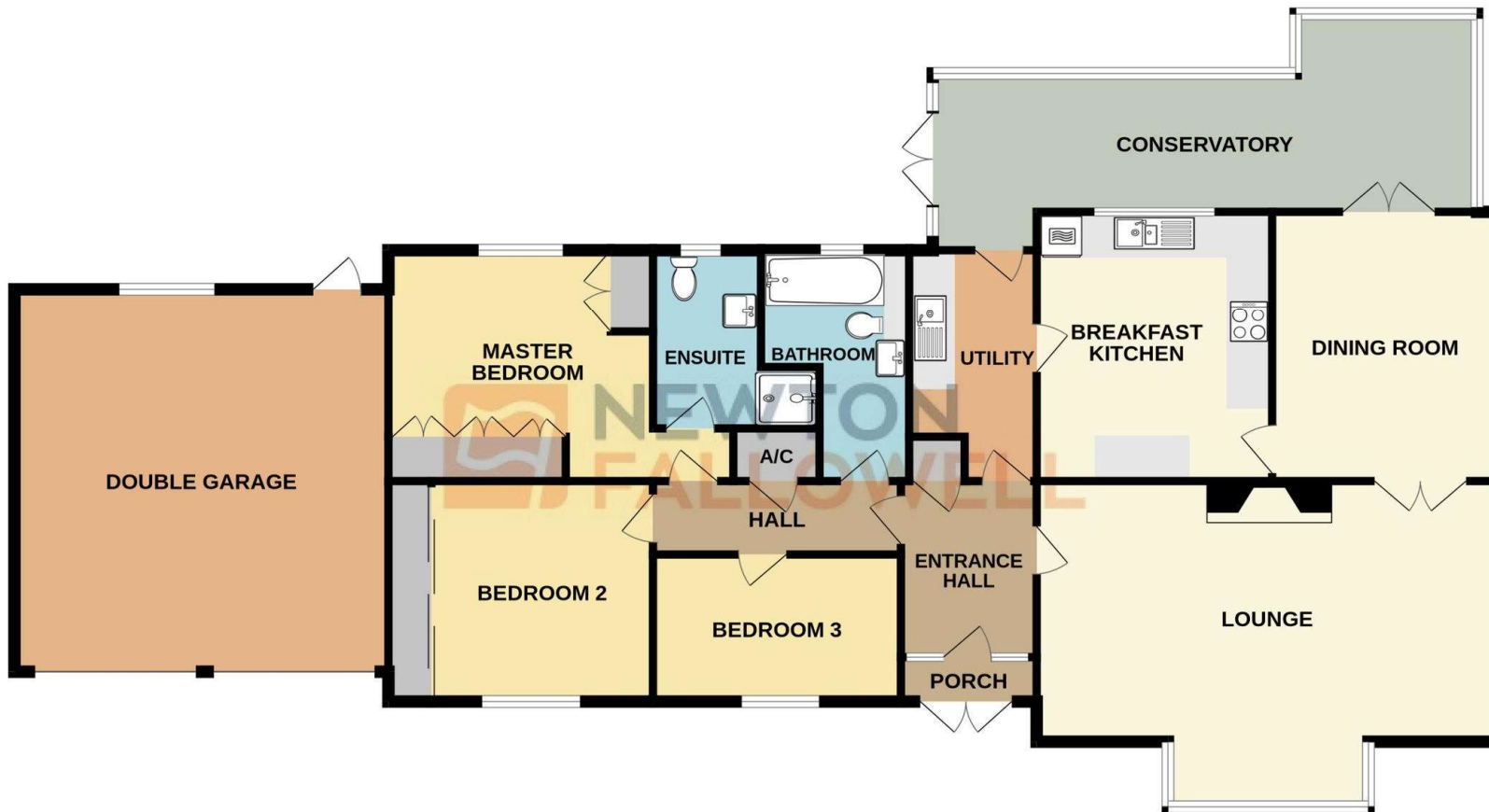
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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 £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 £30 should you chose to arrange a survey through them. For more information, please call the office.

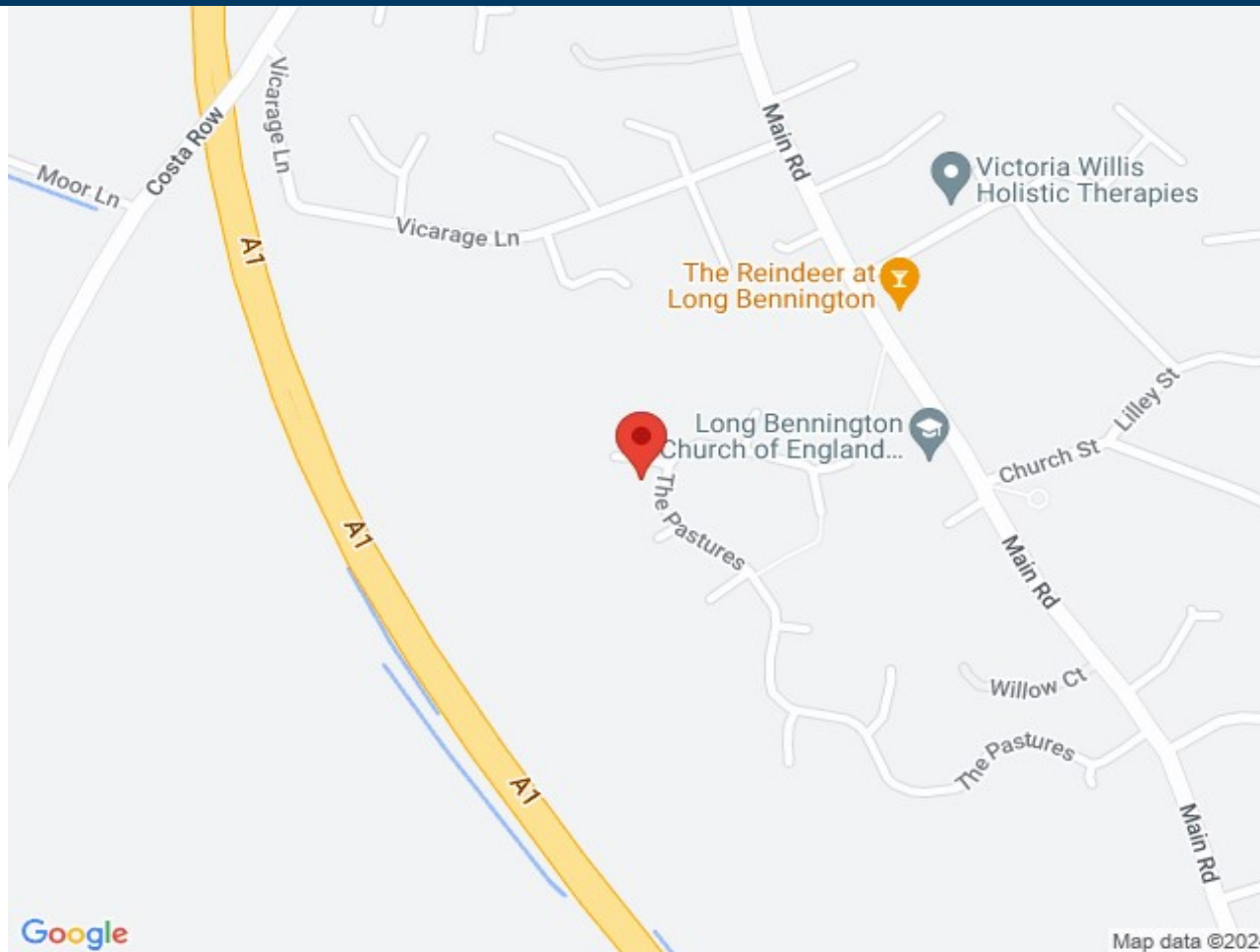




GROUND FLOOR



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.
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

