



Church Street, Long Bennington



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Guide Price £600,000 to £625,000



Key Features

- Executive Style Detached Bungalow
- Three Double Bedrooms
- Three Ensuites & Separate WC
- Superb Open Plan Living/Dining Kitchen
- Wrap Around Landscaped Gardens
- Large Detached Double Garage
- Electric Gated Driveway
- Council Tax Band: E
- EPC Rating: B
- Tenure: Freehold





Privately positioned in the sought after village of Long Bennington, this superb executive detached bungalow is beautifully positioned behind electric gates and enjoys a delightful non-estate location close to a host of local amenities and is marketed with NO CHAIN.

Completed to an extremely high standard, this beautiful home has spacious, high quality accommodation comprising: large oak framed entrance porch, inviting entrance hallway which opens through to a fabulous open plan living space with a feature wood burning stove, dining area with bi-folding doors opening to the rear garden and a luxurious kitchen with great storage facilities, breakfast island and integrated appliances to include a dishwasher, electric oven, microwave, induction hob, fridge and freezer and boiling hot water tap. Further accommodation includes a utility room, WC, and three double bedrooms all with fitted wardrobes and magnificent ensuites.

The property is approached off Church Street with an electric gate, shared with a neighbouring property, with the driveway then leading to a private gravelled driveway for this property providing ample off street parking and leading to an oversized detached double garage. The gardens wrap around the bungalow with a variety of paved seating areas, catching the sun at different times, and a range of plants/shrubs to borders. Other features of this home include UPVC double glazing, gas central heating with under floor heating, and the property still benefits from an NHBC warranty.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6.88m x 2.24m (22'7 x 7'4)
maximum measurements

Open Plan Living/Dining Kitchen 14.27m x 4.62m
(46'10 x 15'2)

Utility Room 4.37m x 2.16m (14'4 x 7'1)

WC 1.88m x 1.04m (6'2 x 3'5)

Master Bedroom 8.23m x 4.60m (27'0 x 15'1)
maximum measurements

Ensuite Bathroom 3.38m x 2.51m (11'1 x 8'3)

Bedroom Two 4.60m x 3.51m (15'1 x 11'6)

Ensuite 3.38m x 1.93m (11'1 x 6'4)

Bedroom Three 5.59m x 3.23m (18'4 x 10'7)
maximum measurements

Ensuite 2.01m x 1.37m (6'7 x 4'6)

Detached Double Garage 6.02m x 5.89m (19'9 x 19'4)





Agent's Note - Electric Gated Access

We have been advised by the current owners that the electric gates are shared with a neighbouring property. The gates open to a shared driveway area, with each property then having its own private driveway. The costs for use and maintenance are shared between the two properties, with a payment made of approximately £50 per annum per property.

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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

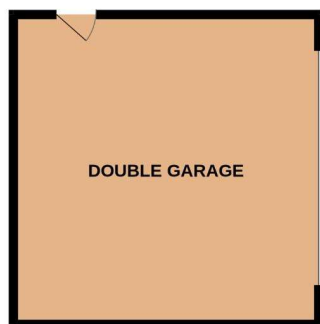
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

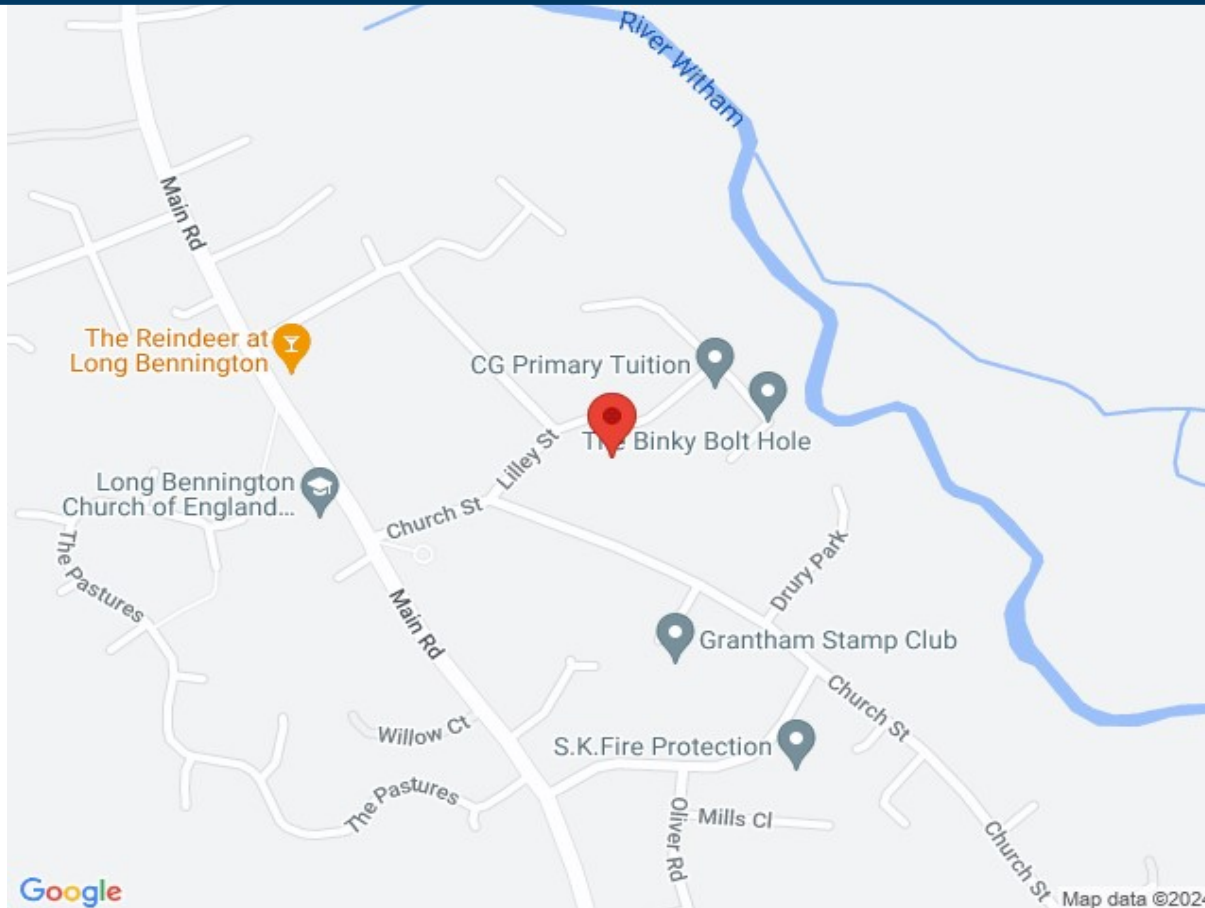
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

