



Westborough Lane,
Long Bennington



Guide Price £300,000 to £315,000

- Extended Detached Bungalow
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Modern Kitchen & Bathroom
- Single Garage & Driveway
- Generous South Facing Garden
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



MARKETED WITH NO CHAIN. Benefiting from a delightful SOUTH FACING plot, this immaculate extended detached bungalow is conveniently positioned with a non-estate location within the sought after village of Long Bennington, which boasts superb access on to the A1 as well as having a host of local amenities to include a doctor's surgery, Co-op and Primary school.

The bungalow's well presented accommodation comprises: entrance hallway, generous lounge with an opening through to a dining room that has patio doors opening to the rear garden, dual aspect home office/bedroom four, modern kitchen which has an integrated fridge, freezer and provision for a range cooker, three bedrooms and a quality four piece family bathroom suite.

Outside, the property is approached with a block paved driveway to the front providing off street parking and has access to a single garage that has power, lighting and water connected. The delightful rear garden is SOUTH FACING and benefits from a wonderful degree of privacy. There is a large paved outdoor entertaining area, generous lawned area, summer house which has power and light, and a vegetable garden area which has a timber shed and greenhouse. Other features of this home include gas central heating and UPVC double glazing.





ACCOMMODATION- Rooms & Measurements

Entrance Hall

4.83m x 0.91m (15'10 x 3'0)

Lounge

5.77m x 4.24m (18'11 x 13'11)
maximum measurements

Dining Room

3.51m x 3.28m (11'6 x 10'9)
maximum measurements

Home Office/Bedroom Four

3.3m x 2.11m (10'10 x 6'11)
maximum measurements

Kitchen

4.75m 2.44m (15'7 x 8'0)

Bedroom One

3.53m x 2.77m (11'7 x 9'1)

Bedroom Two

3.71m x 2.74m (12'2 x 9'0)

Bedroom Three

3.99m x 2.08m (13'1 x 6'10)
maximum measurements

Bathroom

3.73m x 1.73m (12'3 x 5'8)

Garage

4.72m x 2.44m (15'6 x 8'0)

Services

Mains gas, electricity, water and drainage are connected.

Long Bennington

A popular and thriving village situated between the market towns of Newark and 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 and 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.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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