



Westborough Lane, Long Bennington



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Guide Price £425,000 to £445,000



Key Features

- Executive Three Storey Detached Home
- Five Double Bedrooms
- Ensuite, Bathroom, Shower Room & WC
- Two Generous Reception Rooms
- Breakfast Kitchen & Utility Room
- South-Westerly Enclosed Rear Garden
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold





Beautifully positioned with a gorgeous elevated riverside setting, this executive detached home enjoys a tranquil location in the sought after village of Long Bennington and offers quality and spacious accommodation stretching across three floors, making this a perfect family home.

The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge with French doors opening to the rear garden and oak bi-folding doors through to a separate dining room. These three rooms boast Karndean flooring. There is also a wonderful breakfast kitchen that has granite work surfaces, Belfast sink, five ring range cooker, wine cooler, integrated fridge/freezer and dishwasher, with a door through to a utility room and WC, providing superb practicality for this home. The first floor has a family bathroom suite, two double bedrooms and the main bedroom suite that includes built in wardrobes and a fantastic four piece ensuite bathroom. The top floor enjoys two more double bedrooms and a shower room.

Outside, this property benefits from a delightful frontage with the home raised up with views across the river and neighbouring countryside. The rear garden is south-westerly facing and has a large paved seating area, lawned area and range of plants/shrubs to borders. This home is also complimented by a double garage at the rear of the property, with one half converted to a fantastic games/entertaining room and a driveway in front of the garage providing off street parking. Other features of this home include gas central heating and UPVC double glazing. Viewing will be crucial to appreciate the tranquillity and idyllic setting of this magnificent family home.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 11'3" x 6'10" (3.4m x 2.1m)

Lounge 17'4" x 14'11" (5.3m x 4.5m)
maximum measurements

Dining Room 11'5" x 10'2" (3.5m x 3.1m)

Breakfast Kitchen 17'1" x 9'6" (5.2m x 2.9m)

Utility Room 6'7" x 6'1" (2m x 1.9m)

Ground Floor WC 6'1" x 2'9" (1.9m x 0.8m)

First Floor Landing

Bedroom One 15'4" x 11'9" (4.7m x 3.6m)
maximum measurements

Ensuite Bathroom 7'6" x 7'4" (2.3m x 2.2m)

Bedroom Two 11'5" x 10'2" (3.5m x 3.1m)

Bedroom Three 8'10" x 8'8" (2.7m x 2.6m)

Family Bathroom 8'10" x 6'9" (2.7m x 2.1m)
maximum measurements

Second Floor Landing





Bedroom Four 16'1" x 12'2" (4.9m x 3.7m)
maximum measurements

Bedroom Five 16'1" x 11'10" (4.9m x 3.6m)
maximum measurements

Shower Room 7'4" x 4'9" (2.2m x 1.4m)

Garage 17'0" x 8'5" (5.2m x 2.6m)

Games Room 16'1" x 8'1" (4.9m x 2.5m)

Agent's Note

The property is accessed via a shared driveway with neighbouring properties.

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.

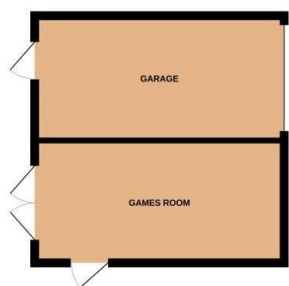
Referrals

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.





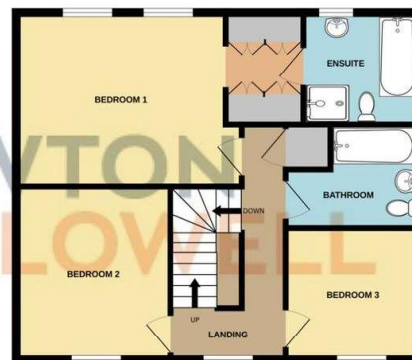
GARAGE



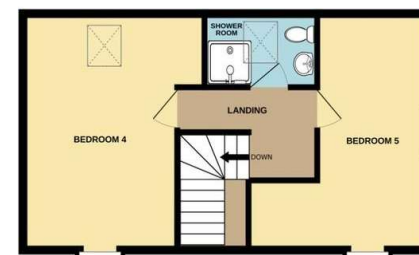
GROUND FLOOR



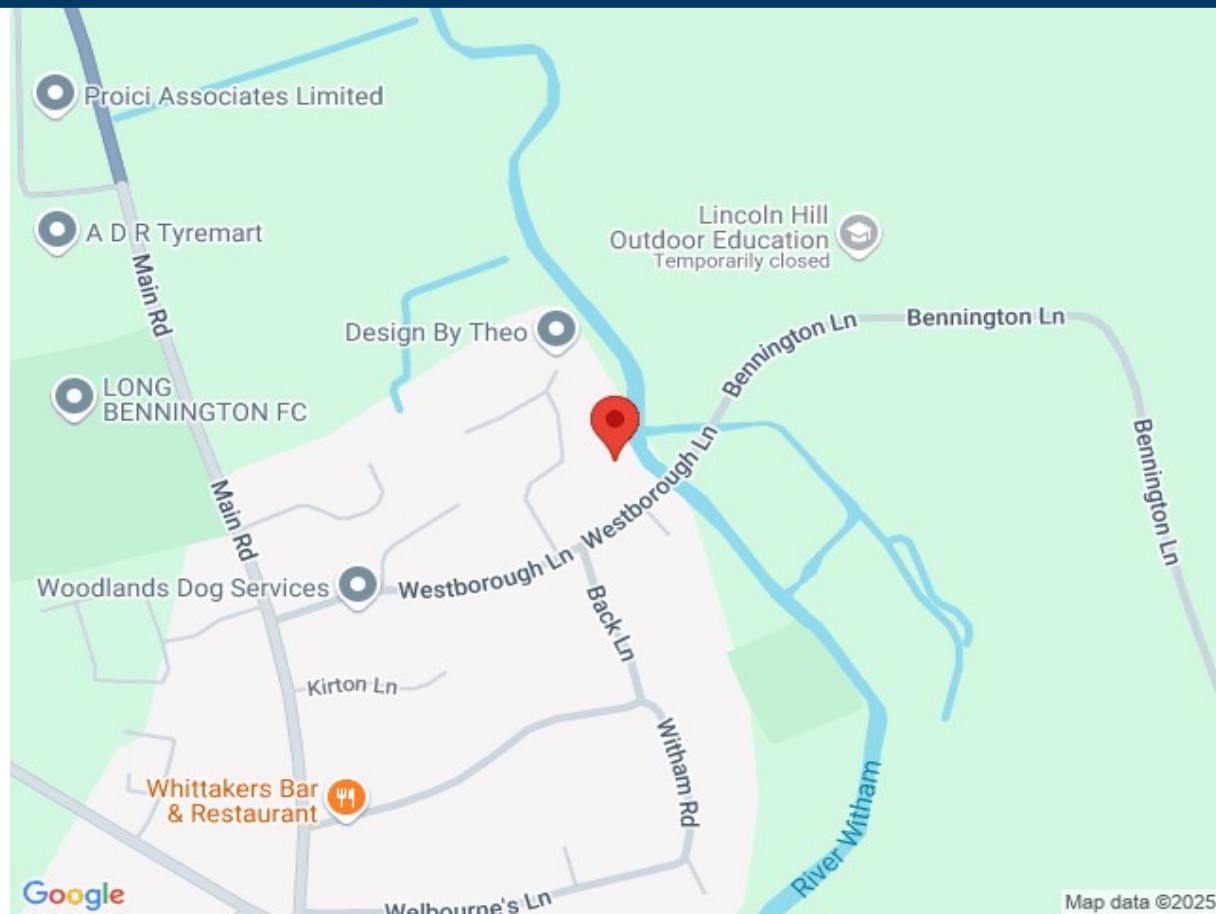
1ST FLOOR



2ND 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

