



Riverview, Long Bennington



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Guide Price £350,000 to £375,000



Key Features

- Modern Detached Home
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Bay Fronted Lounge & Dining Room
- Kitchen & Utility Room
- Enclosed Rear Garden
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant position in the sought after village of Long Bennington, lies this modern detached home that represents a wonderful blank canvas to allow a buyer to truly make it their own, and would make a superb family home.

The property's accommodation comprises to the ground floor: inviting entrance hallway, generous bay fronted lounge, separate dining room, kitchen with appliances to include a double electric oven, four ring gas hob, integrated dishwasher and fridge freezer, with an opening to a utility room and WC. The first floor enjoys a family bathroom suite and four well-proportioned bedrooms, with the main bedroom having an ensuite shower room.

Outside, the property is approached with a tarmac driveway providing off street parking for two vehicles with a small, gravelled area and access to a single garage. The rear garden is predominantly laid to lawn, with a paved seating area. Other features include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'11" x 5'7" (3.3m x 1.7m)
maximum measurements

Lounge 18'1" x 10'10" (5.5m x 3.3m)
maximum measurements in to bay window

Dining Room 11'7" x 8'9" (3.5m x 2.7m)

Kitchen 12'4" x 10'9" (3.8m x 3.3m)
maximum measurements

Utility Room 6'6" x 5'5" (2m x 1.7m)

Ground Floor WC 6'3" x 2'11" (1.9m x 0.9m)

First Floor Landing

Bedroom One 15'3" x 13'7" (4.6m x 4.1m)
maximum measurements

Ensuite Shower Room 8'6" x 3'8" (2.6m x 1.1m)
maximum measurements

Bedroom Two 11'9" x 10'3" (3.6m x 3.1m)
maximum measurements

Bedroom Three 11'10" x 8'10" (3.6m x 2.7m)
maximum measurements

Bedroom Four 9'7" x 6'10" (2.9m x 2.1m)

Bathroom 6'10" x 6'7" (2.1m x 2m)



Garage 17'2" x 8'4" (5.2m x 2.5m)

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 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

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

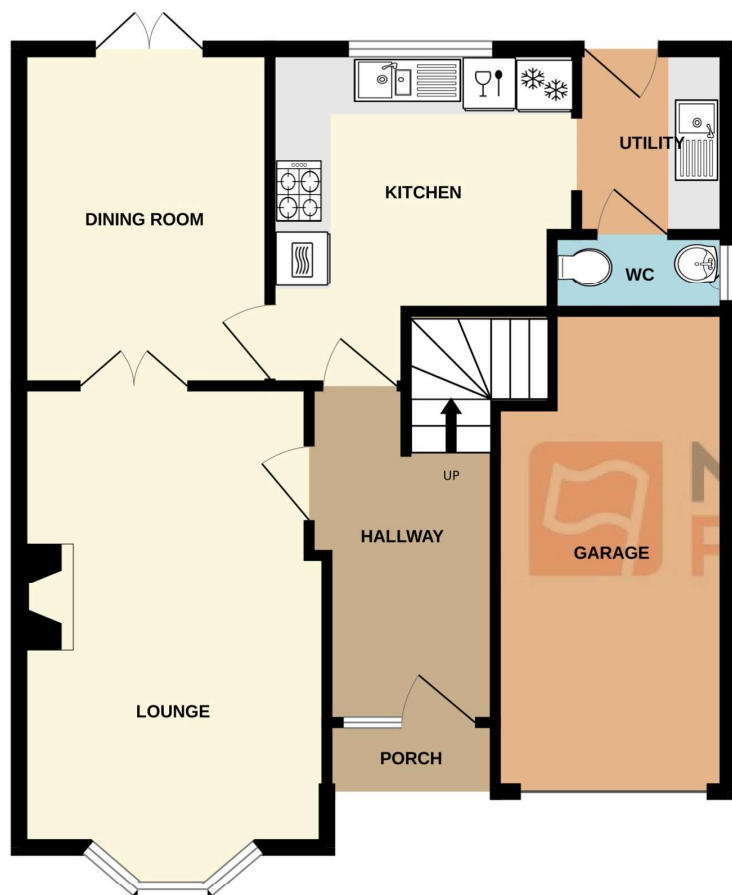
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.



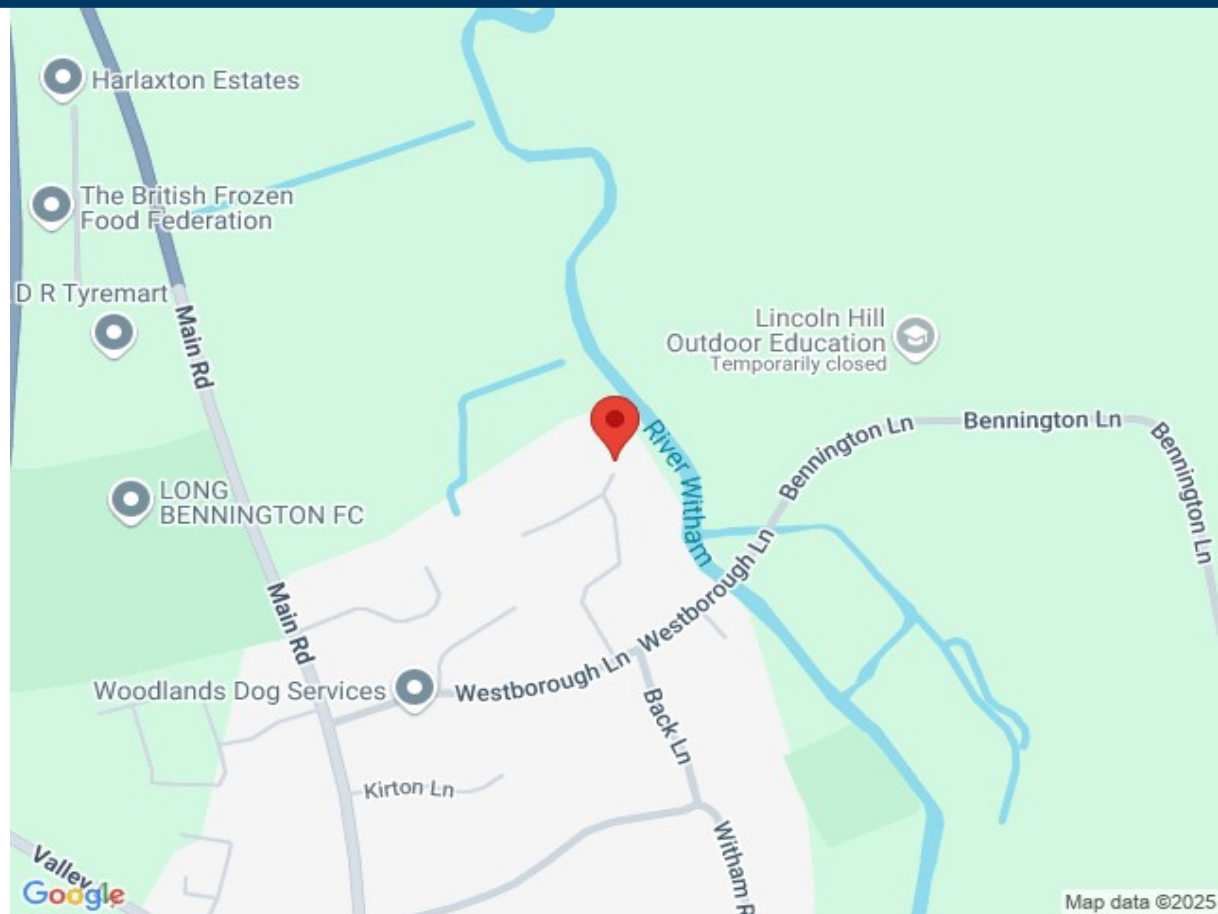
GROUND FLOOR



1ST 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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

