



Wheatsheaf Lane, Long Bennington



Offers Over £220,000



Key Features

- Modern Two Storey Home
- Three Well-Proportioned Bedrooms
- First Floor Bathroom Suite
- Lounge, Dining Room & Kitchen
- South Facing Rear Garden
- Garage & Off Street Parking
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Ideally positioned in the heart of the sought after and well served village of Long Bennington, with easy access to the A1 and neighbouring towns of Newark and Grantham, this modern home represents a superb first time buy and a home ready to move straight into. The property enjoys a low maintenance SOUTH FACING REAR GARDEN, single garage and off-street parking.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge with stairs rising to the first floor and opening to the dining room, which has sliding doors to the rear garden and a further opening to the kitchen which has appliances to include a four-ring electric hob and electric oven. The first floor has a modern bathroom suite and three well-proportioned bedrooms.

Outside, this home is approached with a block paved driveway providing off street parking with a storm porch and access to the single garage. The rear garden has been designed for low maintenance with a paved seating area, gravelled area and a range of shrubs to borders. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'3" x 3'5" (1.3m x 1m)

Lounge 14'6" x 13'9" (4.4m x 4.2m)

Dining Room 8'10" x 8'2" (2.7m x 2.5m)

Kitchen 8'10" x 6'0" (2.7m x 1.8m)

First Floor Landing

Bedroom One 14'6" x 12'3" (4.4m x 3.7m)

maximum measurements

Bedroom Two 17'9" x 7'8" (5.4m x 2.3m)

Bedroom Three 10'3" x 8'2" (3.1m x 2.5m)

Bathroom 6'11" x 6'1" (2.1m x 1.9m)

Garage 17'9" x 7'10" (5.4m x 2.4m)

Services

Mains gas, electricity, water and drainage are connected.

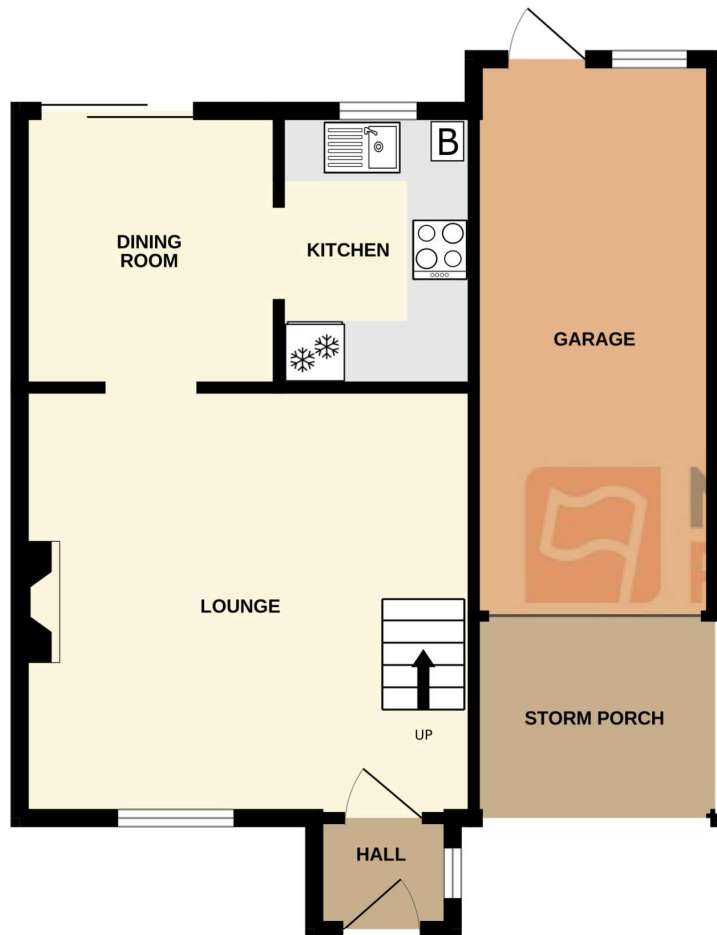
Agent's Note - Sales Particulars

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.

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.

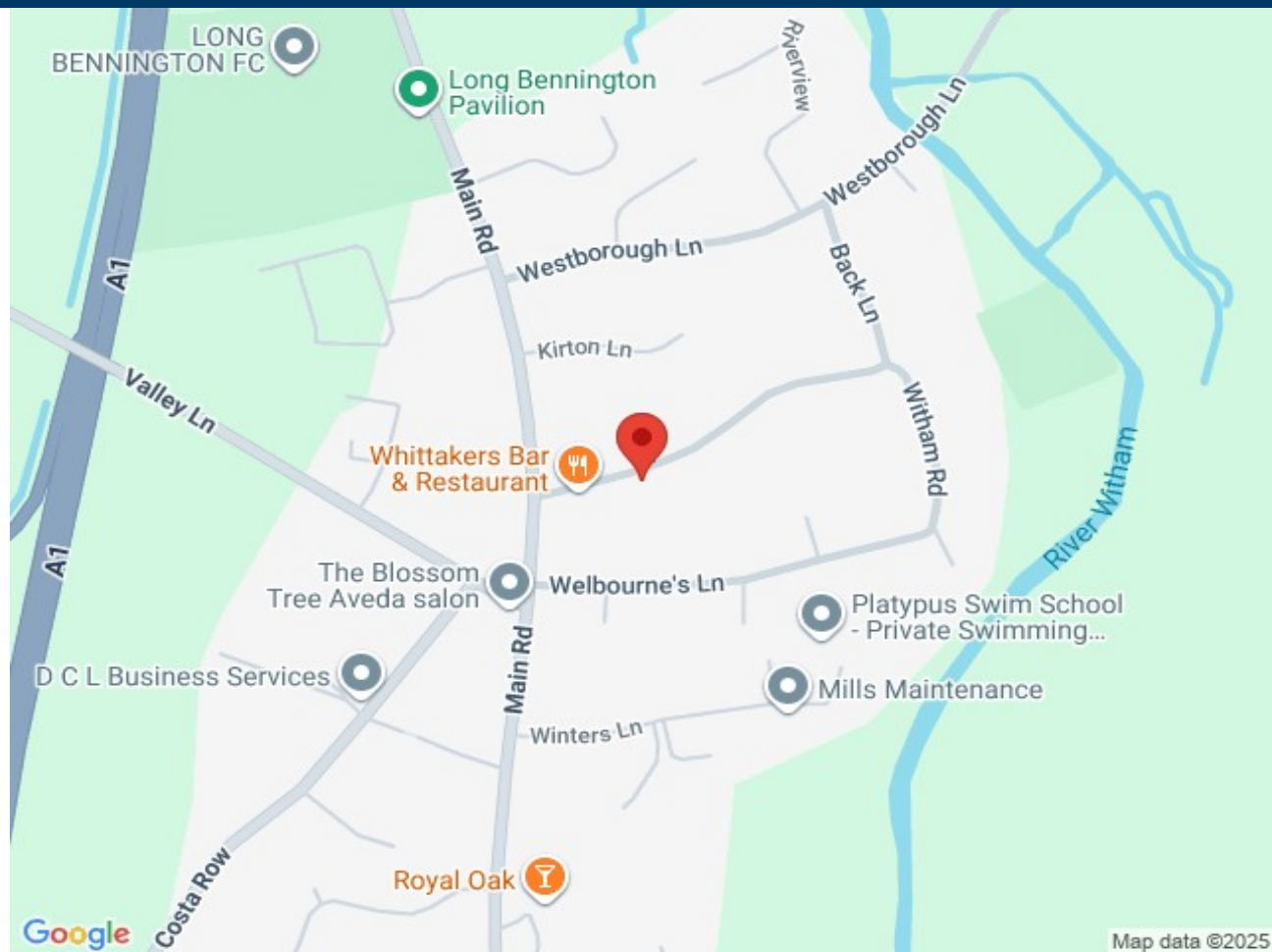
GROUND FLOOR



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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		