



Church Street, Long Bennington

Newark, Lincolnshire, NG23 5EN

£500,000 Freehold



BRAND NEW HOME! 'Keal House' is a brand new detached 4 bedroom family home is located in a highly desirable location in the popular sought after village of Long Bennington. This executive house has been finished to a high standard and has access via electric gates off Church Street which then leads to the generous drive way providing off road parking and access to the properties OVER SIZED DOUBLE GARAGE. This spacious accommodation comprising of, entrance hallway, downstairs WC, dual aspect lounge with bi-fold doors leading to the rear garden, study and open plan kitchen/diner (illustration photos provided) with bi-fold doors to the rear garden and a separate utility room. To the 1st floor there are 4 bedrooms, 2 en-suite shower rooms and a fitted family bathroom. There is then a low maintenance rear garden which has a patio area and will have a lawn area (due to be completed). must view to appreciate the space and accommodation on offer, and to appreciate the high specification met throughout, the property is also being sold with 10 year NHBC warranty. Call the office for more details. NO CHAIN.

Entrance Hallway

19'2" x 9'6" max m'ments (5.84m" x 2.90m" max m'ments)

Lounge

19'2" x 14'7" (5.84m" x 4.45m")

Study

11'4" x 10'3" (3.45m" x 3.12m")

Kitchen/Diner

17'7" x 15'8" (5.36m" x 4.78m")

Utility

8'8" x 8'5" (2.64m" x 2.57m")

Ground Floor W.C.

6'11" x 4'7" (2.11m" x 1.40m")

Master Bedroom

17'8" x 15'8" max m'ments (5.38m" x 4.78m" max m'ments)

Master Bedroom Ensuite

8'1" x 3'11" (2.46m" x 1.19m")

Guest Bedroom

19'2" x 11'1" (5.84m" x 3.38m")

Guest Bedroom Ensuite

8'2" x 4'11" (2.49m" x 1.50m")

Bedroom 3

14'8" x 8'5" max m'ments (4.47m" x 2.57m" max m'ments)

Bedroom 4

10'7" x 9'5" (3.23m" x 2.87m")

Shower Room

8'9" x 8'2" max m'ments (2.67m" x 2.49m" max m'ments)

Agents 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 and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.

EPC

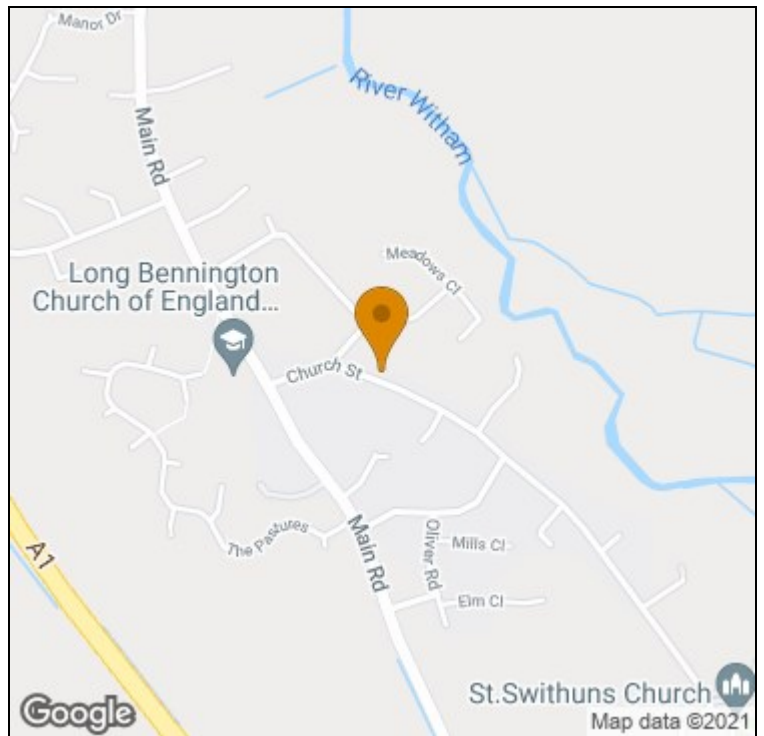
The EPC ratings are predicted ratings, a final rating will be given when the property is completed



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



t: 01636 706444 e: newark@newtonfallowell.co.uk

www.newtonfallowell.co.uk