



**Dysart Grange,  
Long Bennington**



**Guide Price £250,000 to £260,000**

- Attractive Semi Detached House
- Three Bedrooms
- G/F WC & F/F Bathroom
- Spacious Lounge & Kitchen Diner
- Garage & Driveway
- Southerly Facing Enclosed Garden
- No Chain
- Council Tax Band: B
- Tenure: Freehold
- EPC Rating: C



A very well maintained and presented three bedroom modern semi detached house situated in an executive, quiet, cul de sac location within the extremely popular and well served village of Long Bennington. The bright and spacious accommodation comprises of; an entrance hall, ground floor WC, fitted dining kitchen with integrated electric fan assisted oven, gas hob, washing machine and plumbing for a dishwasher, spacious lounge with French doors into the enclosed southerly aspect rear garden and to the first floor there are three bedrooms, bedrooms one & two having fitted double wardrobes and a family bathroom. The property benefits from gas central heating, double glazing, block paved driveway and a large single detached garage. NO CHAIN

## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

4.06m x 2.06m (13'4 x 6'9)

### Ground Floor WC

1.80m x 0.84m (5'11 x 2'9)

### Lounge

4.88m x 3.25m (16'0 x 10'8)



### Kitchen/Diner

4.09m x 2.64m (13'5 x 8'8)

### First Floor Landing

### Bedroom One

3.51m x 2.72m (11'6 x 8'11) maximum measurements

### Bedroom Two

2.72m x 3.0m (8'11 x 9'10) maximum measurements

### Bedroom Three

2.46m x 2.03m (8'1 x 6'8)

### Bathroom

1.88m x 2.03m (6'2 x 6'8)

### Single Garage

2.95m x 5.56m (9'8 x 18'3)

### Agent's Note - Driveway

The initial part of the driveway is shared with one neighbouring property, this in turn leads to the property's private driveway.

### Services

Mains gas, electricity, water and drainage are connected.



## Long Bennington

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

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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