

Jon Brambles

ESTATE AGENTS



Winters Lane, Long Bennington



A substantial four bedroom (currently utilised as three bedrooms) residence situated on a FABULOUS PLOT WITH SUPERB VIEWS TO THE REAR. The property has two excellent sized reception rooms, a well appointed kitchen, family bathroom and en-suite. There is ample off road parking, a detached double garage, workshop and superb gardens. The property is double glazed, has gas central heating and is available for purchase with no chain. Early viewing is essential to appreciate this delightful family home.

£525,000

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sales@jonbrambles.com

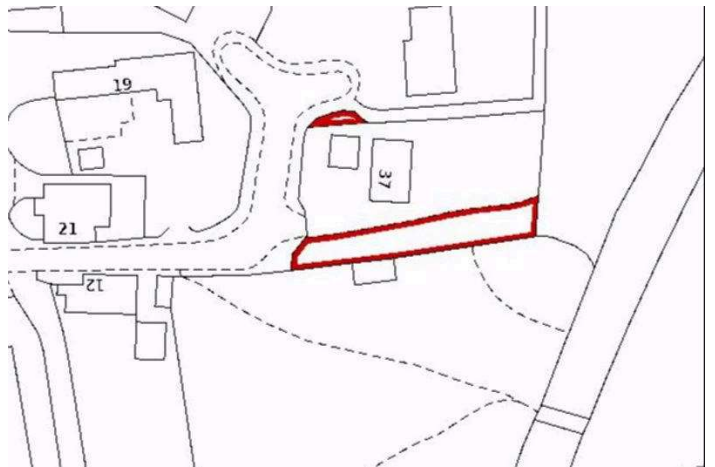
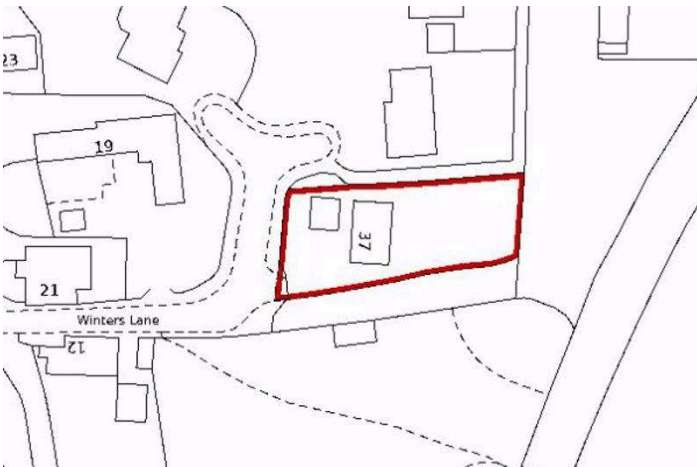
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Situation and Amenities

Long Bennington is well served with amenities including a Medical Centre, village hall, a Co-op convenience store and post office. The village has two public houses with restaurant facilities, an Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. There is a nursery offering wrap around care, and a highly regarded primary school with catchment to the Grammar schools in Grantham with a free daily bus service, plus other excellent secondary schooling nearby. The village is bypassed by the A1 and located approximately equi-distant between the market towns of Grantham and Newark. THERE ARE DIRECT LINE RAIL CONNECTIONS FROM BOTH NEWARK AND GRANTHAM STATIONS TO LONDON KINGS CROSS WHICH TAKE FROM A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch provides a useful storage space and has a door providing access into the reception hallway.

Reception Hallway

The welcoming reception hallway has a dogleg staircase rising to the first floor and doors providing access into the lounge, the dining room, cloakroom and kitchen. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin inset, and a WC. The room also has cornice to the ceiling, a ceiling light point and a radiator. Accessed from the cloakroom is a large and useful storage cupboard.

Lounge 23' 1" x 11' 11" (7.03m x 3.63m) (excluding bay window)

This fabulous sized and well proportioned reception room has a square bay window to the front elevation, and windows and French doors leading out to the rear and enjoying views across the garden and countryside. The lounge has a feature brick fireplace with large timber mantle (non working). The room has wood laminate flooring, moulded cornice, two ceiling light points and a radiator. From the lounge a further door leads through to the dining room giving a nice flow to the ground floor accommodation.

Dining Room 11' 11" x 11' 11" (3.63m x 3.63m)

As previously mentioned, the dining room has doors from both the hallway and lounge. This reception room has a large picture window to the rear elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 15' 4" x 9' 11" (4.67m x 3.02m)

The very well appointed kitchen has a window to the rear and is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, fridge, freezer and dishwasher. The room has cornice to the ceiling, two ceiling light points and a radiator. A door leads into the utility room.

Utility Room 7' 3" x 6' 10" (2.21m x 2.08m)

Having a window to the front elevation and a half glazed door providing access out to the side of the property. The utility room is fitted with base and wall units to match those of the kitchen, and is once again complemented with the same square edge work surfaces and tiled splash backs. There is a stainless steel sink, and space and plumbing for a washing machine. The central heating boiler is located here.

First Floor Landing

The dogleg staircase rises from the reception hallway to the spacious galleried landing. The landing has doors into the bedrooms and the family bathroom, cornice to the ceiling, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 23' 1" x 11' 11" (7.03m x 3.63m)

A very large double bedroom with dual aspect windows to the front and rear elevations, from the rear window there are magnificent views across open countryside. The bedroom is informally sub-divided to provide a dressing area which contains three fitted double wardrobes. The bedroom is of sufficient size to also accommodate occasional furniture, and has stripped wooden floorboards, cornice to the ceiling, two ceiling light points and two radiators. A door leads through to the en-suite shower room.

En-suite Shower Room 8' 5" x 4' 3" (2.56m x 1.29m)

The en-suite has a window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The room is enhanced with part ceramic wall tiling. In addition there is cornice to the ceiling, a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Two 11' 11" x 9' 11" (3.63m x 3.02m)

A good sized double bedroom having a window to the rear elevation with superb views. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

BEDROOMS THREE AND FOUR

These two bedrooms have been combined together via an open archway to provide a bedroom suite. There are two windows to the front elevation, stripped wooden floorboards, cornice to the ceiling, two ceiling light points and two radiators. Whilst currently providing a fabulous bedroom suite, the two rooms can easily be separated to once again form individual bedrooms.

Bedroom Three 10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom Four 12' 1" x 7' 2" (3.68m x 2.18m)

Family Bathroom 8' 6" x 7' 6" (2.59m x 2.28m)

The well appointed bathroom has an opaque window to the rear and is fitted with a contemporary white suite comprising bath with shower mixer tap attachment, vanity stand with wash hand basin on set, and a WC. In addition there is a corner shower cubicle with curved screen and mains shower. The bathroom is complemented with part ceramic tiling to the walls, and also has cornice to the ceiling, a ceiling light point, extractor fan and a heated towel rail.

Outside

This family home stands on a wonderful plot and is accessed via wrought iron gates which lead onto a substantial driveway providing off road parking for numerous vehicles. This in turn leads to the detached double garage and workshop. There is further gated access around the side leading to the substantial gardens.

Gardens

The gardens are on either side of the property and also to the rear. The gardens are laid predominantly to lawn and include a number of beds containing a mature selection of shrubs, plants and trees. There is a patio area adjacent to the rear of the property and this provides an ideal seating and entertaining space. Located to the side is a further courtyard space with a greenhouse, this is included within the sale. There is also a timber summerhouse/child's playhouse which is also included within the sale. There are delightful views across open countryside to the rear.

Double Garage 18' 2" x 17' 11" (5.53m x 5.46m)

The garage has twin up and over doors and is equipped with power and lighting. There is a window and a personnel door to the side.

Workshop 17' 9" x 8' 0" (5.41m x 2.44m)

The workshop is located to the rear of the garage and is equipped with both power and lighting.

Council Tax Band E.

Agent's Note

Potential purchasers are advised that the property and associated gardens are currently on two title plans as per the images.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority South Kesteven District Council, Lincolnshire,

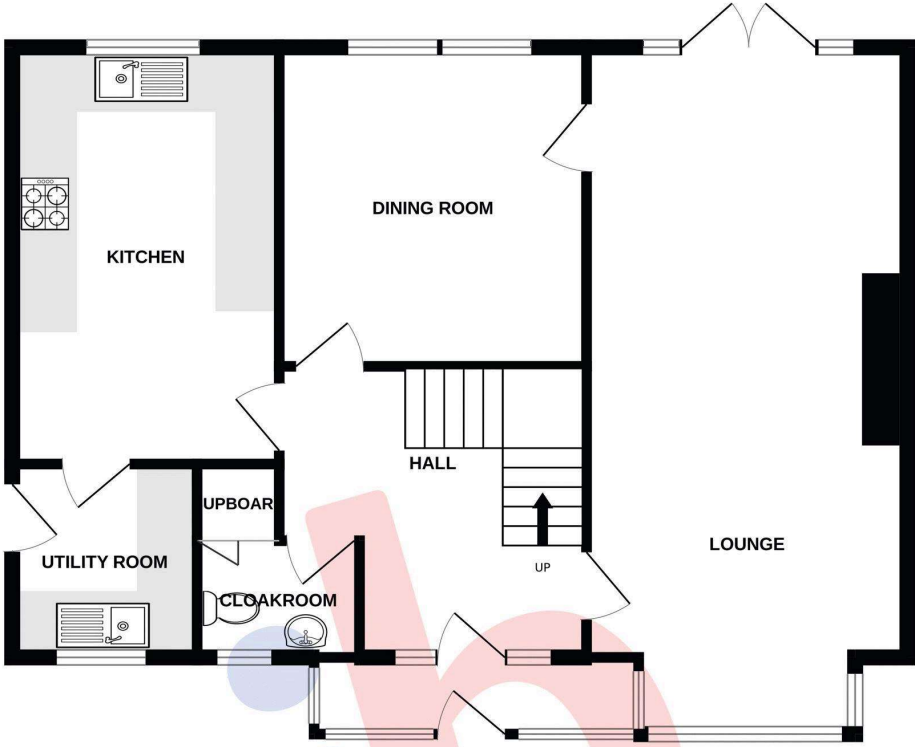
Possession/Tenure Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

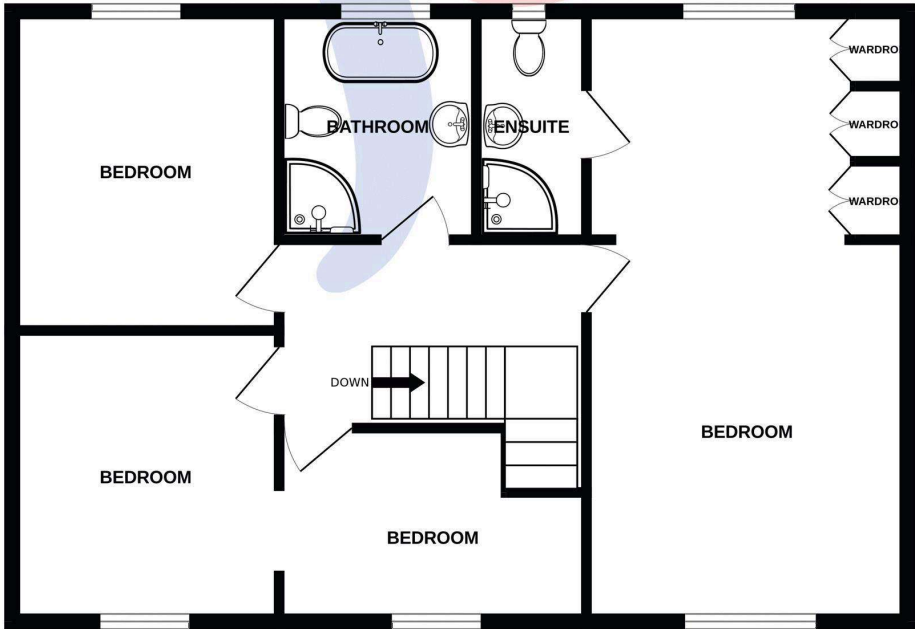
Services/Referral Fees

We can highly recommend a number of services which may assist with your sale or purchase. All of the companies have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007002 21 June 2024

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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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