

Riverview, Long Bennington NG23 5JF



GUIDE PRICE: £125,000 to £135,000 on a 50% shared ownership basis. A semi detached family home with three double bedrooms situated in this highly sought after village. In addition to the three bedrooms, there is an excellent sized lounge/diner, fitted kitchen, ground floor cloakroom, first floor bathroom and en-suite. The property has off road parking, a garage, and gardens to the front and rear. Double glazing and gas central heating are installed. Early viewing is essential to appreciate the opportunity to move into this desirable location.

Guide Price £125,000 to £135,000







Situation and Amenities

The highly sought after village of 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 award winning Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. There is a quality nursery offering wrap around care, and a highly regarded primary school with catchment to the outstanding 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 equidistant 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 Hallway

The entrance hallway has doors into the cloakroom, the kitchen and the lounge/diner. There is a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. The room has a ceiling light point and a radiator.

Kitchen 9' 7" x 6' 5" (2.92m x 1.95m)

The kitchen has a window to the front elevation and is fitted with an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for both a washing machine and a dishwasher, and further space for a vertical fridge/freezer. There is a ceiling light point and a radiator. The central heating boiler is located within the kitchen.

Lounge/Diner 19' 0" x 12' 3" (5.79m x 3.73m)

This superb sized and well proportioned reception room has a window to the rear elevation and glazed patio doors providing access out to the garden. The staircase rises to the first floor. The focal point of the lounge area is the feature fireplace with living flame gas fire inset. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has cornice to the ceiling, two ceiling light points and two radiators.

First Floor Landing

As mentioned, the staircase rises from the lounge/diner to the first floor landing which has doors into the three double bedrooms and the family bathroom. The landing has a ceiling light point.

Bedroom One 12' 11" x 10' 3" (3.93m x 3.12m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. A door leads through into the en-suite shower room.

En-suite Shower Room 5' 9" x 5' 8" (1.75m x 1.73m)

The en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceiling light point, an extractor fan and a radiator.

Bedroom Two 11' 10" x 10' 2" (3.60m x 3.10m)

A further double bedroom, having a window to the rear overlooking the garden, a ceiling light point and a radiator.

Bedroom Three 8' 7" x 8' 7" (2.61m x 2.61m)

Bedroom three is also a double and has a window to the rear elevation overlooking the garden, a ceiling light point and a radiator.

Family Bathroom 8' 9" x 7' 9" (2.66m x 2.36m) (including door recess)

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The airing cupboard is located within the bathroom. The bathroom has part ceramic tiling to the walls, a ceiling light point, a radiator and an extractor fan. Access to the loft space is obtained from here.

Outside

This family home stands on a delightful plot and has a driveway to the front leading to the garage. Adjacent to the driveway is a well maintained lawn, and a footpath leads to the front door.

Integral Garage 16' 2" x 8' 6" (4.92m x 2.59m) (at widest points)

The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

The south east facing rear garden is fully enclosed and laid primarily to lawn. There is a patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space.

Lease Information

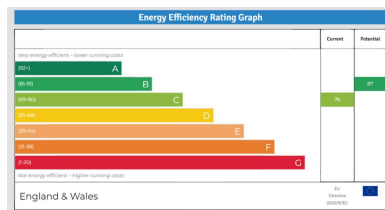
The tenure of the property is leasehold on a 125 year lease from 10 February 2005. We have been informed by the vendor that there is a current rent payable to the NCHA of £352 per month.

Shared Ownership

The property is offered for sale on a 50% shared ownership basis with Notts Community Housing Association (NCHA). For further information please visit their website ncha.org.uk.

Council Tax

The property is in Band B.



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

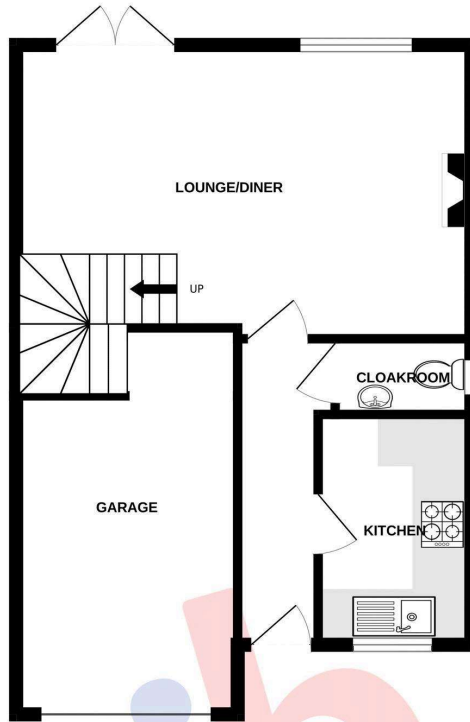
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

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.

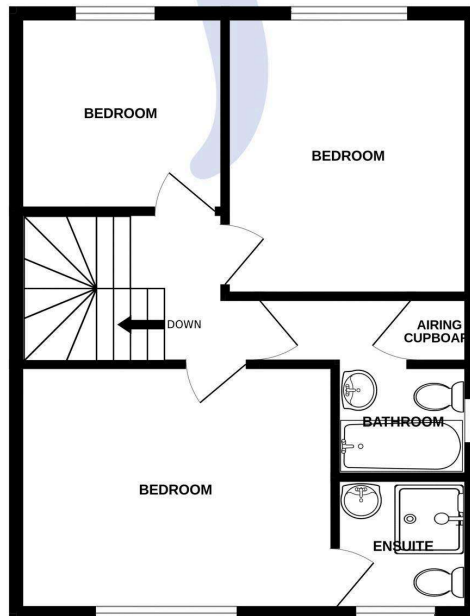
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended 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. 00006421 23 July 2024

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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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