

Acklands Lane, Long Bennington

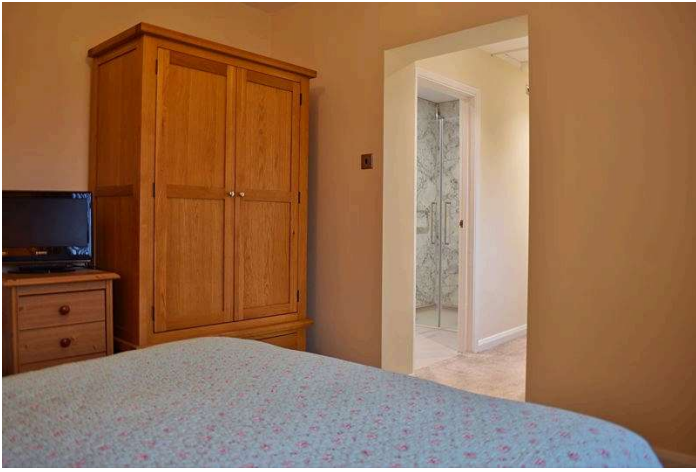


GUIDE PRICE: £350,000 to £375,000. A deceptively spacious three bedroom detached bungalow situated in this highly sought after village. The property has been extended and extensively refurbished and early viewing is very strongly recommended. In addition to the three double bedrooms, there is an excellent sized lounge, a WONDERFUL DINING KITCHEN, bathroom and en-suite. There is off road parking, a garage and an enclosed SOUTH FACING garden to the rear. The property is double glazed and has gas central heating.

Guide Price £350,000 to £375,000







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 Porch

The entrance porch provides a useful and versatile storage space for boots and coats etc., and from here a glazed door provides access to the principle entrance hallway. A personnel door leads into the garage.

Entrance Hallway

The welcoming entrance hallway is 'T' shaped in design and sub-divided into bedroom and living accommodation. From the main part of the hallway doors provide access into the lounge and the dining kitchen. The other part of the hallway, the inner hallway, has doors into all three bedrooms and the bathroom. The hallway has a ceiling light point and a radiator.

Dining Kitchen 20' 6" x 11' 8" (6.24m x 3.55m) (at widest points)

This fabulous open plan dining kitchen has a window to the rear elevation and a half glazed door leading out into the garden. The dining area is of sufficient size to comfortably accommodate a large dining table. The kitchen itself is fitted with a very comprehensive range of base and wall units complemented with contemporary square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an eye level oven and microwave, gas hob with circular extractor hood above, fridge, freezer, washing machine and dishwasher. The dining kitchen is enhanced with LVT flooring, recessed ceiling spotlights and two radiators.

Lounge 16' 11" x 13' 9" (5.15m x 4.19m)

This superb sized and well proportioned reception room has a large picture window to the rear elevation overlooking the garden. The focal point of the lounge is the fireplace with wood burning stove inset. The room also has recessed ceiling spotlights and two radiators.

Inner Hallway

The inner hallway has doors into all three bedrooms and the bathroom, a ceiling light point and a radiator. The large airing cupboard is located within the inner hallway.

Bedroom One 13' 4" x 11' 10" (4.06m x 3.60m)

A great sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two 13' 4" x 10' 10" (4.06m x 3.30m) (including door recess)

This bedroom is also an excellent sized double with a window to the front elevation, a ceiling light point and a radiator. A door opening leads through to the dressing area.

Dressing Area

The dressing area has a window to the front elevation, recessed ceiling spotlights and a radiator. There is access to the storage space above the extension, and a door leads into the en-suite wet room.

En-suite Wet Room 8' 5" x 6' 10" (2.56m x 2.08m)

This very well appointed wet room has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains rainwater head shower and complemented with mermaid board. There is a large vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite has fitted shelving, a recessed ceiling spotlight, extractor fan, a heated towel rail and underfloor heating.

Bedroom Three 10' 11" x 9' 10" (3.32m x 2.99m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bathroom 9' 0" x 6' 10" (2.74m x 2.08m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains shower above and complemented with mermaid board, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is enhanced with recessed ceiling spotlights and LVT flooring. In addition there is a radiator, an extractor fan and a heated towel rail.

Outside

This wonderful bungalow stands on a delightful plot and to the front is a well maintained shaped lawn edged with borders containing a variety of mature shrubs and plants. Adjacent to this is a block paved driveway that provides off road parking for

several vehicles, and a footpath leads to the front door. The driveway in turn leads to the garage. Located to the side of the property is a further courtyard. Gated access around the side leads to the rear garden.

Rear Garden

The south facing rear garden is fully enclosed and laid primarily to lawn edged with well stocked borders. There is a patio area situated adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale.

Garage 16' 1" x 8' 0" (4.90m x 2.44m)

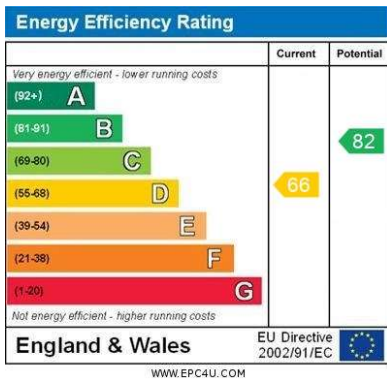
The garage has an up and over door to the front elevation, and a window and personnel door to the side. The garage is equipped with power and lighting. The central heating boiler is located here.

SUBJECT TO PROBATE

Potential purchasers are advised that the sale of this property is subject to grant of probate.

Council Tax

The property is currently in Band D.



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, 01476 406080

Possession/Tenure

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

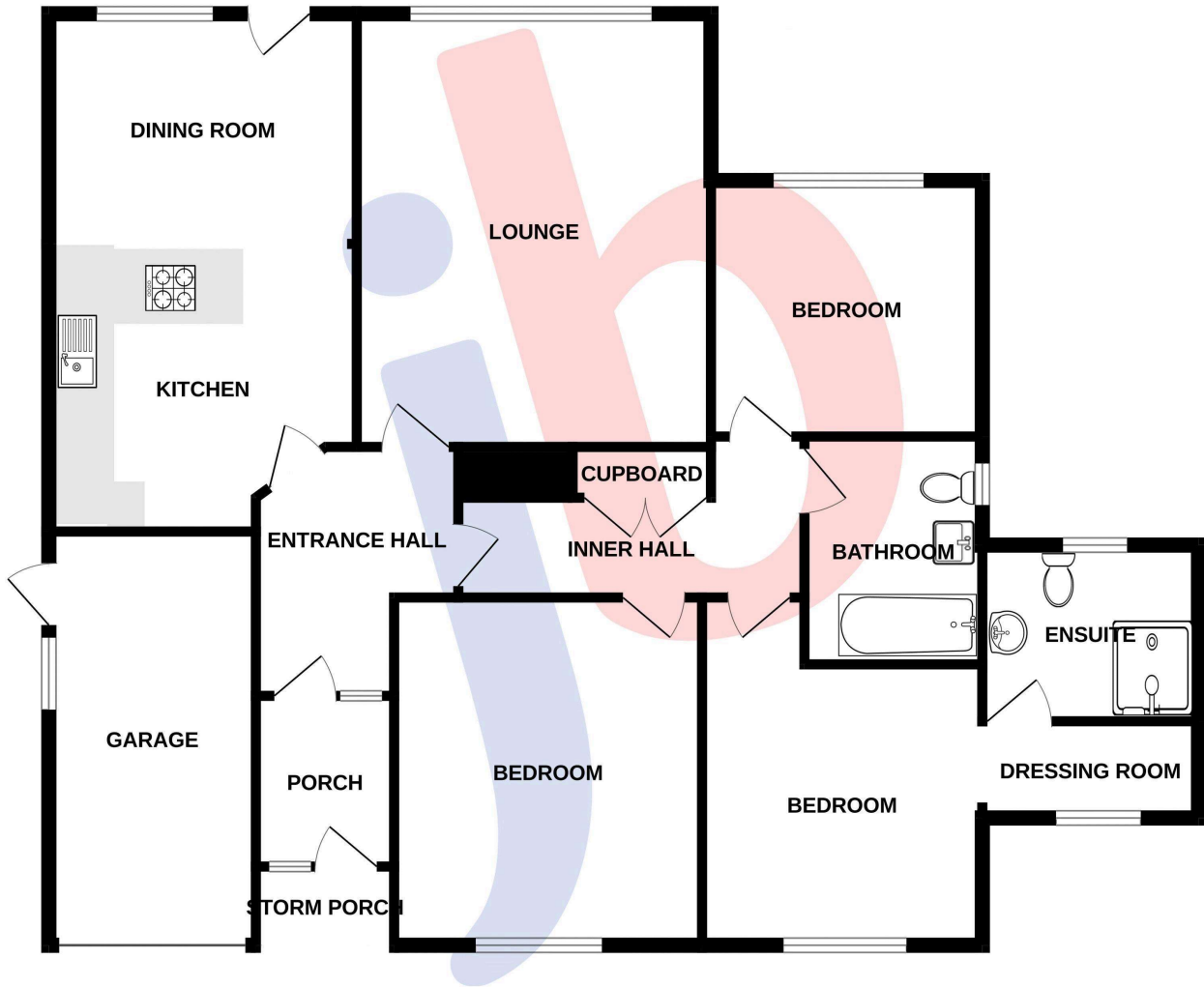
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

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. 00007157 19 November 2024



GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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.
Made with Metropix ©2024