

## Riverview, Long Bennington NG23 5JF



A substantial detached five bedroom family home presented in exemplary condition throughout and situated in a highly sought after village location. In addition to the five excellent sized bedrooms, the property has a large lounge, fabulous dining kitchen, utility room, cloakroom, first floor bathroom, en-suite and separate shower room. There is off road parking, a single garage and a delightful SOUTH FACING GARDEN.

**£425,000**

















### 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:

#### Reception Hallway

The spacious reception hallway has a window to the front elevation, the staircase rising to the first floor and doors providing access to the cloakroom, the lounge and the dining kitchen. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has the same flooring that flows through from the hallway, a ceiling light point and a radiator.

#### Lounge 19' 9" x 10' 11" (6.02m x 3.32m)

This superb sized and well proportioned reception room has a window to the front elevation and patio doors providing access out to the rear garden. The focal point of the lounge is the fireplace with living flame gas fire inset and sat on a marble effect hearth. The room has cornice to the ceiling, both wall and ceiling light points and two radiators.

#### Dining Kitchen 19' 8" x 9' 7" (5.99m x 2.92m)

This fabulous dining kitchen has windows to the rear elevation enjoying views across the south facing garden, and is of sufficient size to comfortably accommodate a large dining table. The kitchen area is fitted with a comprehensive range of base and wall units with matching roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, dishwasher, fridge and freezer. The room has a ceramic tiled floor, a radiator, a ceiling light point above the dining area and recessed ceiling spotlights in the kitchen area. A door leads through into the utility room.

#### Utility Room 8' 4" x 5' 8" (2.54m x 1.73m)

The utility room has a window to the rear elevation and a half glazed door leading out to the side of the property. The room has a stainless steel sink and a base unit to match those of the kitchen. There is space and plumbing for both a washing machine and tumble dryer, and further space for a vertical fridge/freezer. The utility room has the same flooring as that of the kitchen, an extractor fan, a ceiling light point and a radiator. The central heating boiler is located here.

#### First Floor Landing

The staircase rises from the reception hallway to the spacious first floor galleried landing which has doors into three of the five bedrooms and the family bathroom. There is a ceiling light point and a radiator. The airing cupboard is located on the first floor landing. From the first floor the staircase continues to the second floor landing.

**Bedroom One** 19' 10" x 11' 1" (6.04m x 3.38m)

An extraordinarily large double bedroom having dual aspect windows to the front and rear elevations. The bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, two ceiling light points and two radiators. A door provides access to the en-suite shower room.

**En-suite Shower Room**

The well appointed en-suite has an opaque window to the front elevation and is fitted with a walk in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

**Bedroom Four** 12' 2" x 10' 5" (3.71m x 3.17m)

A very good size double bedroom with two windows to the rear elevation, a ceiling light point and a radiator.

**Bedroom Five** 9' 0" x 8' 7" (2.74m x 2.61m)

An excellent size fifth bedroom with a window to the front elevation, a ceiling light point and a radiator.

**Family Bathroom** 6' 6" x 5' 8" (1.98m x 1.73m)

The bathroom has an opaque window to the front and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is enhanced with part ceramic tiling to the walls and recessed ceiling spotlights. There is also an extractor fan, a shaver socket and a radiator.

**Second Floor Landing**

From the first floor landing the staircase continues to the second floor where there is a window to the rear at the half landing and doors into bedrooms two and three and a shower room. The landing has a ceiling light point and a radiator.

**Bedroom Two** 12' 2" x 12' 1" (3.71m x 3.68m)

This wonderful bedroom has a pitched roof with a dormer window to the front elevation, a ceiling light point and a radiator.

**Bedroom Three** 12' 0" x 11' 1" (3.65m x 3.38m)

Bedroom three also has a pitched roof and a dormer window to the front elevation, a ceiling light point and a radiator. The bedroom is currently utilised as a large home office/study.

**Shower Room**

The second floor shower room is fitted with a walk in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling and also has a ceiling light point, an extractor fan and a radiator.

**Outside**

To the front of the property is a double width driveway which provides off road parking for two vehicles and in turn leads to the front door and garage. Adjacent to this is an artificial lawn bounded by neatly maintained hedgerow. There is gated access down the side to the rear garden.

**Garage** 15' 6" x 8' 7" (4.72m x 2.61m)

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

**Rear Garden**

The south facing rear garden is fully enclosed and tiered in design. There is a large block paved patio area situated adjacent to the rear of the house and this provides a delightful outdoor seating and entertaining space. The remainder of the garden is laid primarily to well maintained lawn edged with borders containing a number of mature shrubs and plants. The timber garden shed located at the foot of the garden is included within the sale.

**Council Tax**

The property is in Band E.

### **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**

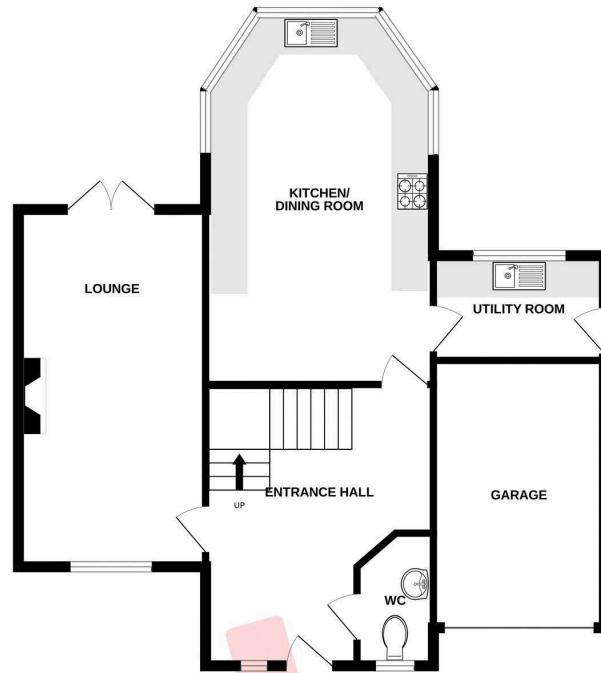
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

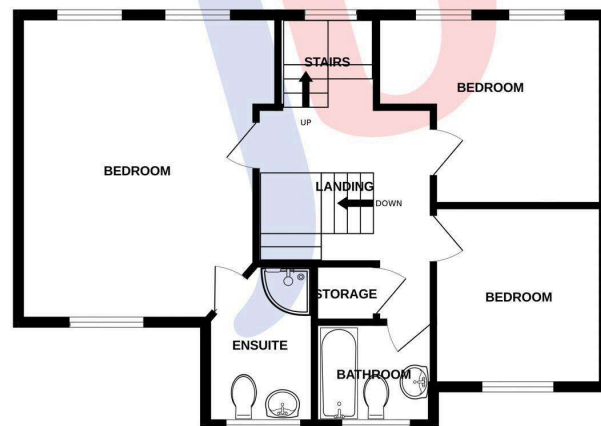
### **Services/Referral Fees**

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. 00007298 09 April 2025

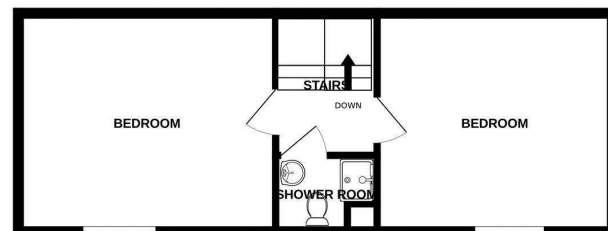
GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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