

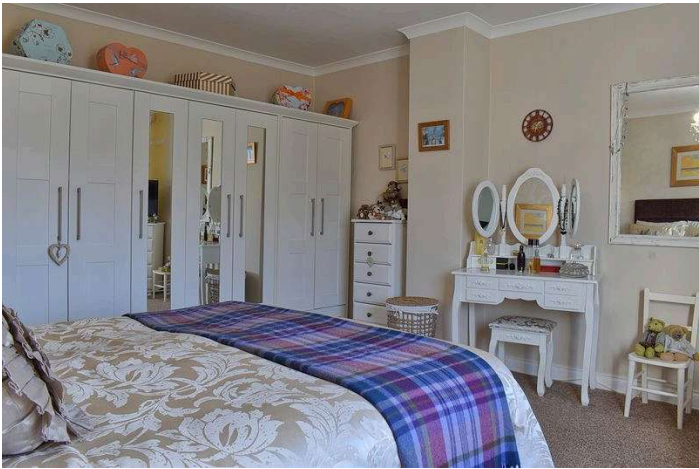
Winters Lane, Long Bennington



GUIDE PRICE - £300,000 to £325,000. A superbly presented three bedroom semi detached home situated in the heart of this sought after village location. In addition to the three double bedrooms, the property has two excellent sized reception rooms, a breakfast kitchen, cloakroom and bathroom. The property has off road parking, a detached garage/summerhouse/workshop and gardens to the front and rear. Double glazing and gas central heating are installed. Early viewing is essential to appreciate the quality of this home.

Guide Price £300,000 to £325,000







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 very spacious and welcoming reception hallway has a dogleg staircase rising to the first floor, and doors providing access to the ground floor cloakroom, both reception rooms and the breakfast kitchen. There is a useful storage cupboard sited beneath the staircase. The hallway has wood laminate flooring, dado rail, two ceiling light points and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the rear elevation and is fitted with a WC and wash hand basin. The room has part panelling to the walls, a ceramic tiled floor, a ceiling light point and a radiator.

Lounge 14' 9" x 13' 7" (4.49m x 4.14m)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the stone fireplace with open fire inset (not tested by the agent). The room also has cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 13' 5" x 13' 2" (4.09m x 4.01m)

A further very good sized and well proportioned reception room, having a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Breakfast Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)

Having a window to the rear elevation and a half glazed door providing access to the garden. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, ceramic hob with extractor hood above, fridge, freezer, dishwasher and washing machine. The breakfast kitchen is of sufficient size to comfortably accommodate a small dining table, and has wood laminate flooring, cornice to the ceiling, two ceiling light points and a vertical panel radiator. Also within the kitchen is a useful storage cupboard.

First Floor Landing

The dogleg staircase rises from the reception hallway to the spacious first floor landing which has a window to the rear elevation, and doors into the three double bedrooms and the bathroom. The airing cupboard housing the central heating boiler is located here. The landing has a ceiling light point and provides access to the loft space.

Bedroom One 14' 7" x 13' 8" (4.44m x 4.16m)

A superb sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The comprehensive suite of wardrobes in-situ are included within the sale.

Bedroom Two 13' 5" x 13' 2" (4.09m x 4.01m) (plus door recess)

A further excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom has a comprehensive suite of fitted wardrobes and a dressing table, a ceiling light point and a radiator.

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

Bedroom three is also a good sized double and has a window to the rear elevation, a fitted wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 10' 4" x 5' 10" (3.15m x 1.78m)

The well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights and a radiator.

Outside

This family home stands on a delightful corner plot and to the front is a walled garden laid primarily to lawn and containing a number of mature shrubs, plants and trees. Gated access leads to the rear garden. Further gated access leads to the driveway and adjacent to this is the garage.

Garage Building

The garage/workshop/summerhouse is sub-divided and all areas are equipped with power and lighting.

Garage Front Area 9' 0" x 8' 11" (2.74m x 2.72m)

The front element of the garage has the original up and over door and provides an excellent storage facility. From here a door leads through to a summerhouse.

Summerhouse Area 8' 3" x 7' 10" (2.51m x 2.39m)

The summerhouse area has French doors leading out to the garden and a further door into the workshop.

Workshop 11' 9" x 6' 7" (3.58m x 2.01m)

The workshop area has a number of workbenches.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden comprises a small shaped lawn and a raised patio area ideal for outdoor seating and entertaining.

Council Tax

The property is in Band C.

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

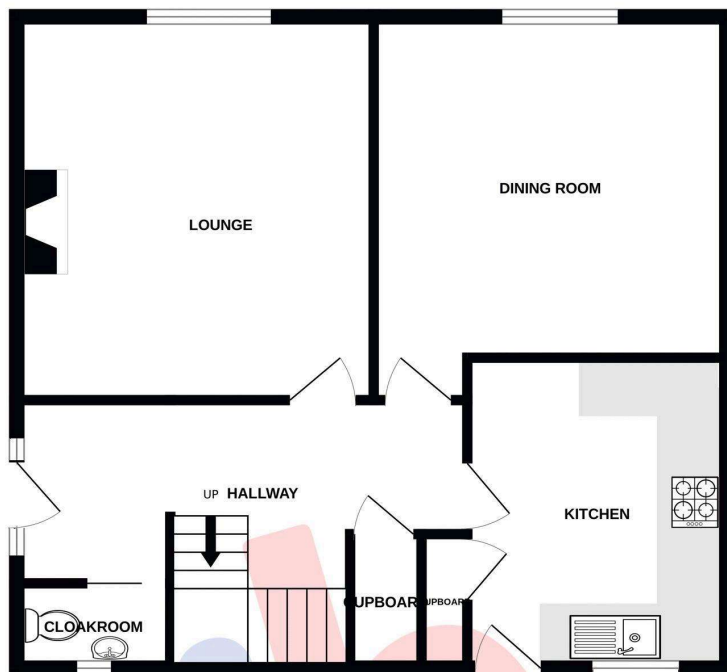
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: JMP Solicitors - £180.00 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. 00007604 17 January 2026

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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