



Welbournes Lane, Long Bennington, Newark

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 OLIVER REILLY



# Welbournes Lane, Long Bennington, Newark

- Substantial Detached Home
- Highly Sought-After Village
- STUNNING Open-Plan Dining Kitchen
- Four-Piece Bathroom & Two En-Suites
- Private Garden & Exquisite Condition
- Four Well-Appointed Bedrooms
- Three Reception Rooms
- GF W.C & Utility Room
- Integral Garage & Gated Driveway
- Tenure: Freehold EPC 'B'

Offers in excess of £575,000



**Entrance Porch:** 8'3 x 3'4 (2.51m x 1.02m)  
Providing tiled flooring, a ceiling light fitting and access into the reception hall, via a secure uPVC front entrance door.

**Reception Hall:** 11'7 x 8'1 (3.53m x 2.46m)  
Providing complimentary laminate flooring, recessed ceiling spot lights, 'NEST' central heating control panel, a double panel radiator and PIR alarm sensor. Carpeted stairs rise to the first floor, with under stairs storage cupboard. Access into two reception rooms and the open plan dining kitchen, all with oak internal doors.

**Open-Plan Dining Kitchen:** 22'6 x 10'10 (6.86m x 3.30m)  
A wonderful open plan space. Providing complimentary ceramic tiled flooring. A high-quality modern fitted kitchen provides a range in fitted wall and base units with Quartz white work surfaces over. Integrated double ceramic sink with mixer tap. Integrated electric microwave and oven, separate four ring induction hob with concealed extractor fan above. Integrated fridge freezer and under counter dishwasher. Max measurement provided. Recessed ceiling spotlights. Smoke detector. Sufficient space for a dining table. uPVC double glazed French doors open out into the rear garden. Internal access into the utility room, via an oak internal door.

**Utility Room:** 9'7 x 5'4 (2.92m x 1.63m)  
With continuation of the complimentary ceramic tiled flooring. Providing further work surfaces, with under counter provision for washing machine and tumble dryer. Fitted larder cupboard houses the gas central heating boiler. Recessed ceiling spotlights and extractor fan. A secure fire door gives access into the integral garage. A uPVC double glazed external door leads into the rear garden. Internal access into the ground floor W.C.;

**Ground Floor W.C:** 5'4 x 3'1 (1.63m x 0.94m)  
Providing tiled flooring, a low level W.C and ceramic wash hand basin with chrome mixer tap. Recessed ceiling spotlight and extractor fan.

**Sitting Room:** 10'6 x 9'1 (3.20m x 2.77m)  
A well-appointed reception room with carpeted flooring. Providing scope to be utilised for a variety of purposes.

**Lounge:** 22'7 x 12'5 (6.88m x 3.78m)  
A very GENEROUS reception room with carpeted flooring. Recessed ceiling spotlights, partial panelled walling, a central media wall unit housing an inset flame effect electric fire. uPVC double glazed French doors open into the garden room;

**Garden Room:** 10'5 x 9'1 (3.18m x 2.77m)  
Of brick built construction, providing a sloped fibre-glass roof. Providing patterned vinyl flooring, two ceiling wall lights and a double panel radiator. uPVC double glazed French doors open out into the SOUTH FACING rear garden.

**First Floor Landing:** 19'1 x 15'8 (5.82m x 4.78m)  
A galleried-style landing space, with carpeted flooring, central ceiling light fitting, ceiling smoke detector, fitted airing cupboard, loft hatch access point, recessed ceiling spotlights, a stylish oak framed glass staircase and access into the family bathroom and all four DOUBLE bedroom, via oak internal doors. Max measurement provided.

A GORGEOUS FAMILY HOME... WITH ROOM FOR ALL THE FAMILY...!!  
You're in for a treat here...! We are delighted to represent this exquisite detached family residence, constructed within the last 23 years. An exclusive unique design. Significantly and tastefully enhanced throughout, creating a SUBLIME contemporary home, boasting in excess of 2,200 square ft of extensive accommodation. The property welcomes near SHOW HOME CONDITION, with a superb free-flowing internal layout comprising: Entrance porch, inviting entrance hall, three generous reception room and a SUBLIME OPEN PLAN DINING KITCHEN. Boasting an array of integrated appliances. A separate utility room and ground floor W.C. The first floor is equally spacious, benefiting from a large galleried-style landing, FOUR DOUBLE BEDROOMS. Two contemporary en-suites and a luxurious four-piece family bathroom. Externally, the property stands on an envious 0.13 of an acre plot, promoting a well-appointed, family-friendly SOUTH FACING rear garden. The front aspect is greeted by a double gated driveway, with access into over-sized integral garage, with electric garage door. Pleasantly situated within the heart of a HIGHLY DESIRABLE and well-served, in-demand village location. Providing ease of access onto the A1, with both Newark-on-Trent and Grantham Town easily accessible. Further benefits of this wonderful modern-day home include uPVC double glazing throughout, owned solar panels to the rear aspect, a high energy efficiency rating (EPC: B) and gas central heating. PREPARE TO BE IMPRESSED... from the moment you step inside this terrific contemporary home. Setting the standard from the outset!





**Master Bedroom:** 19'4 x 17'1 (5.89m x 5.21m)  
 A HUGE DUAL-ASPECT DOUBLE BEDROOM, with carpeted flooring, recessed ceiling spot lights, an additional loft hatch access point and access into the master en-suite. Max measurement provided.

**Master En-Suite:** 6'7 x 5'3 (2.01m x 1.60m)  
 Providing complimentary ceramic tiled flooring, a corner fitted shower cubicle, with mains shower facility and floor to ceiling tiled splash back, low level W.C and ceramic wash hand basin with mixer tap and under counter vanity storage cupboard.

**Bedroom Two:** 22'7 x 12'5 (6.88m x 3.78m)  
 An additionally HUGE DUAL-ASPECT DOUBLE BEDROOM, with carpeted flooring, recessed ceiling spot lights, fitted wardrobes with oak doors and access into the en-suite shower room. Max measurement provided.

**En-Suite Shower Room:** 8'1 x 5'9 (2.46m x 1.75m)  
 Providing floor-board style tiled flooring. A corner fitted shower cubicle, with mains shower facility and pink brick-effect tiled splash backs. Low level W.C and ceramic wash hand basin with mixer tap and under counter vanity storage unit. Wall mounted heated towel rail, recessed ceiling spot lights and extractor fan.

**Bedroom Three:** 10'6 x 9'8 (3.20m x 2.95m)  
 A further DOUBLE bedroom with carpeted flooring, central ceiling light fitting and outlook over the private rear garden.

**Bedroom Four:** 10'6 x 9'5 (3.20m x 2.87m)  
 A further DOUBLE bedroom with carpeted flooring, central ceiling light fitting and outlook over the private rear garden.

**Family Bathroom:** 10'3 x 8'2 (3.12m x 2.49m)  
 Of a generous proportion. Providing ceramic tiled flooring, accompanied by a complimentary modern four-piece suite. Comprising: Modern curved bath with mixer tap, low level W.C, double fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Ceramic wash hand basin with mixer tap and under counter vanity drawer unit. Recessed ceiling spot lights, heated towel rail and extractor fan. Max measurement provided.

**Integral Over-Sized Garage:** 20'10 x 17'0 (6.35m x 5.18m )  
 An excellent proportion. Partially reduced, from the utility room and ground floor W.C. Providing an electric up/ over garage door. Power and lighting. Access to an external tap, electrical RCD consumer unit and to the solar panels control panel. Max measurement provided. Width reduces to 11'11 ft. (3.63m).

**Externally:**  
 The property stands on an approximate 0.13 of an acre plot. The front aspect provides a high-level wrought iron gated entrance, with a block paved double-width driveway, with access into the integral garage, via an electric garage door. The front garden is predominantly laid to lawn, well-maintained with complimentary planted borders. A paved footpath leads to the front entrance porch/ door. A secure gated access to the left side of the property leads into the rear. Predominantly laid to lawn and SOUTH FACING, enjoying a high-degree of privacy, with partial established planted borders. There is external lighting, a delightful water feature and a paved seating area, adjacent to the French doors from the garden room. High-level fenced side and rear boundaries.

**Solar Panels:**  
 The property provides solar panels to rear aspect. They are owned outright. Providing an income, via a Government feed-in tariff.

**Services:**  
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.  
 PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.



**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 2,241 Square Ft.**  
 Measurements are approximate and for guidance only. This includes the integral garage.

**Local Authority:**  
 South Kesteven District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'B'**

**Local Information & Amenities: Long Bennington**  
 The highly desirable village of Long Bennington is situated approximately 7 miles from the historic market towns of Newark and Grantham, both of which host a direct link to LONDON KINGS CROSS TRAIN STATION, in just over one hour. The village provides a vast array of popular local amenities including two pubs with restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery and a hairdressers. There is a Village Hall, with a part-time post office, available two days a week and a local Church of England Primary School and nursery. The village provides ease of access onto the A1 and is positioned within the catchments for King's Grammar School and KGGS in Grantham.

**Viewing Arrangements:**  
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**  
 Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**  
 These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	