



Honeysuckle Lodge, Kirtons Lane, Long Bennington

 3  2  2  C

OLIVER REILLY 



Honeysuckle Lodge, Kirtons Lane, Long Bennington, Newark

Offers in excess of £450,000

- EXQUISITE DETACHED BUNGALOW
- THREE EXCELLENT SIZED BEDROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- HIGH-QUALITY BATHROOM & EN-SUITE
- EXTENSIVE GATED BLOCK PAVED DRIVEWAY
- IDYLIC NON-ESTATE POSITION
- IN-DEMAND VILLAGE WITH AMENITIES
- EXCELLENT SIZED LOUNGE & UTILITY ROOM
- LOW-MAINTENANCE LANDSCAPED GARDEN
- SUBLIME CONDITION! A MUST VIEW! Tenure: Freehold EPC 'C' (70)



HANDSOME, HOMELY & HIGH SPECIFICATION..!

These are just a few words that describe this EXQUISITE NON-ESTATE CONTEMPORARY HOME. Pleasantly positioned in an idyllic location. In the heart of the HIGHLY DESIRABLE and extremely well-served village of Long Bennington. Packed with excellent amenities. Providing ease of access onto the A1. With links to Newark, Grantham and Lincoln. This bespoke detached bungalow was comprehensively RE-MODELLED to an exceptionally high standard in 2019. This has been effortlessly enhanced by the existing owners. Creating a warm, welcoming and fashionable internal design. The bungalow enjoys an expansive FREE-FLOWING internal layout. In excess of 1,200 square/ft. The accommodation comprises: Inviting reception hall, useful utility room, a SUBLIME OPEN-PLAN LIVING/DINING KITCHEN. Hosting a range of integrated appliances, central island, Quartz work surfaces, Karndean flooring and French doors. Opening out onto a delightful Indian Sandstone patio. Oak French doors from the kitchen area lead into a GENEROUS LOUNGE. Housing an eye-catching feature fireplace. This eye-catching residence hosts THREE EXCELLENT SIZED BEDROOMS. Two of which boast extensive high-quality 'HAMMONDS' fitted wardrobes. There is a fabulous FOUR-PIECE bathroom and STUNNING en-suite shower room. Both with UNDER-FLOOR HEATING and sensor lighting. Externally, the bungalow occupies a wonderfully private plot. The front aspect is greeted by a gated block paved driveway. Providing AMPLE OFF-STREET PARKING. The beautifully landscaped rear garden breaths tranquility all-year round. Further benefits of this unique modern-day home include uPVC double glazing throughout, gas central heating, a high energy efficiency rating (EPC: C). OWNED solar panels, high-quality 'Sanderson' window shutters, fitted blinds and a full alarm system. STANDING OUT FROM THE CROWD... This gorgeous ONE-OF-A-KIND property is here to be appreciated! Step inside and see for yourself..You won't be disappointed.

RECEPTION HALL:

24'8 x 3'6 (7.52m x 1.07m)

Accessed via an obscure oak front entrance door. Providing oak-effect laminate flooring, a stylish modern radiator, recessed ceiling spotlights, alarm control panel, smoke alarm and a fitted storage cupboard. Housing the wall inset electrical RCD consumer unit. There is a loft hatch access point, with a pull-down ladder, lighting, boarding and access to the modern 'VIESSMANN' combination boiler. Access into all two of the three bedrooms, the bathroom, utility room and open-plan living/dining kitchen.

OPEN-PLAN DINING KITCHEN:

22'2 x 13'9 (6.76m x 4.19m)

A STUNNING OPEN-PLAN SPACE. Providing Karndean flooring. The exquisite contemporary kitchen hosts a range of light grey wall and base units with quality Quartz marble effect work surfaces over and up-stands. Inset white ceramic Belfast sink with mixer tap and Quartz routed drainer. Integrated dishwasher, medium height 'HOTPOINT' electric oven and a separate five ring induction hob with stainless steel extractor hood above and glass splash back. Recessed ceiling spotlights. A central island provides fitted base units with dining space and two ceiling light fittings above. There is also sufficient space for a large dining table. Provision for a freestanding fridge freezer. Smoke alarm, uPVC double glazed window to the rear elevation, with fitted blinds. Two stylish modern radiators and a central heating thermostat. uPVC double glazed French doors open out into the garden. Internal oak framed glass doors open into the large lounge.

GENEROUS LOUNGE:

20'4 x 14'7 (6.20m x 4.45m)

A SPACIOUS RECEPTION ROOM. With continuation of the Karndean flooring. Providing two stylish radiator, two ceiling light fittings, TV point and a central feature fireplace with an inset electric log-effect fire, with a raised stone hearth and oak mantle. uPVC double glazed window to the front elevation, with fitted 'Sanderson' shutters.

UTILITY ROOM:

6'8 x 6'1 (2.03m x 1.85m)

Accessed via the hallway, via an oak internal door. Providing oak-effect laminate flooring. Fitted white high-gloss wall and base units with wood-effect roll-top work surfaces over. Inset stainless steel sink with mixer tap and drainer. Under counter plumbing/ provision for a washing machine and tumble dryer. Recessed ceiling spotlights, uPVC double glazed window to the front elevation with fitted shutters.

MASTER BEDROOM:

11'3 x 10'7 (3.43m x 3.23m)

A LOVELY DOUBLE BEDROOM. Located at the front of the bungalow. Accessed via a complementary oak internal door. Providing carpeted flooring, recessed ceiling spotlights, a stylish modern radiator and a uPVC double glazed window to the front elevation, with fitted shutters. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

7'9 x 5'6 (2.36m x 1.68m)

Of STYLISH MODERN DESIGN. Accessed via an oak internal door. Providing patterned tiled flooring with UNDER-FLOOR HEATING. A double fitted shower cubicle with mains shower facility and marble tiled splash backs. A low-level W.C and a ceramic wash hand basin with chrome mixer tap and marble tiled splash backs. Inset to a fitted vanity storage unit, with illuminated vanity mirror above. Chrome heated towel rail, under-floor heating control panel, Recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the side elevation, with fitted roller blind.





EPC: Energy Performance Rating: 'C' (70)

Local Authority:

South Kesteven District Council.

Council Tax: Band '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 a 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.

BEDROOM TWO:

15'2 x 7'9 (4.62m x 2.36m)

A FURTHER DOUBLE BEDROOM. Located at the rear of the bungalow. Accessed via a complementary oak door. Providing wood-effect laminate flooring. A Stylish modern radiator, recessed ceiling spotlights and extensive fitted 'HAMMONDS' wardrobes. uPVC double glazed French doors with integrated blinds open out onto an Indian sandstone patio, within the rear garden.

BEDROOM THREE:

11'9 x 8'8 (3.58m x 2.64m)

A FINAL DOUBLE BEDROOM. Accessed via an oak internal door. Providing carpeted flooring, a stylish modern radiator, recessed ceiling spotlights and extensive fitted 'HAMMONDS' wardrobes. uPVC double glazed window to the side elevation, with fitted day/night blind.

FOUR-PIECE BATHROOM:

10'9 x 6'6 (3.28m x 1.98m)

Of FABULOUS CONTEMPORARY DESIGN. Accessed via an oak internal door. Providing patterned tiled flooring, with UNDER-FLOOR HEATING. A marble tile panelled bath with chrome taps and medium height marble-effect tiled splash backs. A walk-in double shower cubicle with mains shower facility, rainfall-effect shower head, recessed wall shelving and marble-effect wall tiled splash backs. A low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with partial wall tiling and an illuminated vanity mirror above. Chrome heated towel rail, under-floor heating control panel, recessed ceiling spotlights and extractor fan.

EXTERNALLY:

The bungalow occupies a delightfully tranquil non-estate village setting. Located within a quiet cul-de-sac. Standing on an enviable 0.10 of an acre private plot. The front aspect is greeted by double wrought-iron gates, with brick pillars. Opening onto a substantial block paved driveway. Ensuring AMPLE OFF-STREET parking. There is an eye-catching walled front boundary with wrought-iron railing. Surrounded by an array of bright and colourful planted borders. A secure left-sided wrought-iron side access gate opens into the LOVELY LANDSCAPED REAR GARDEN. Predominantly laid to lawn with surrounding and highly complementary mature planted borders. Injecting the garden with colour. There is an extensive Indian sandstone paved patio, directly from the French doors in the kitchen and second bedrooms. An additional oval paved seating area, provision for a (10ft x 8ft) garden shed with power and lighting. Three up/ down lights and a security light, two external power points, a hot/ cold external tap. There are fully fenced side and rear boundaries.

SOLAR PANELS:

The property provides 8 OWNED solar panels to the front roof elevation. There is no feed-in tariff. The vendors have confirmed they produce approximately 2.9kw.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'VISSMANN' boiler and uPVC double glazing throughout. Fibre broadband is available. There are OWNED solar panels and a full alarm system. 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.

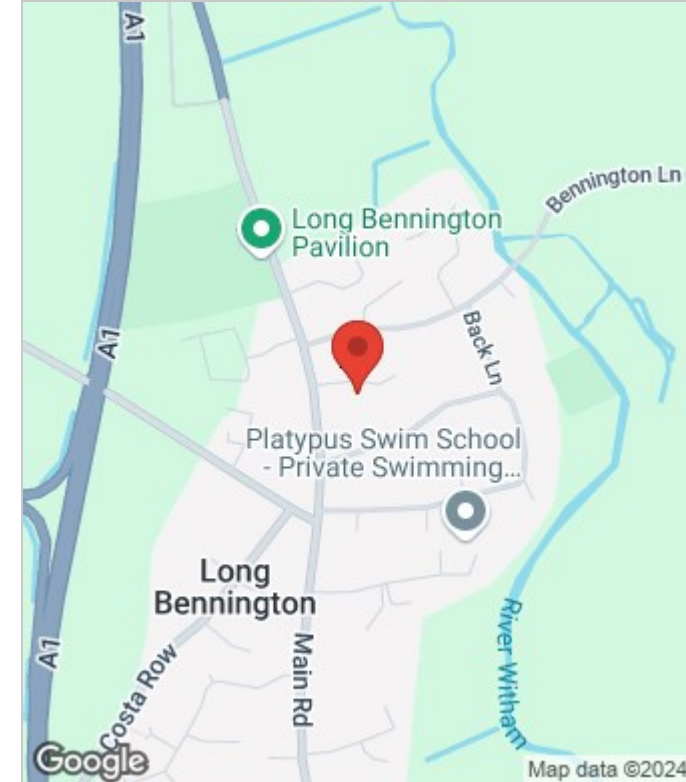
Approximate Size: 1,222 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	