



Firbeck, Back Lane

Long Bennington, Newark, NG23 5DT

Guide Price £500,000

A recently extended detached house offering versatile family living. The extension and renovation works already completed is a true asset to the house, given the property enviable ground floor space in addition to a new heating system and radiators with programmable thermostats to each room. An opportunity exists to further extend the property as full planning permission has been granted (December 2021. Application number S21/2432) to form a ground floor porch and first floor modifications to create a further bedroom with ensuite and family bathroom. The house sits on a garden plot with open views to the rear towards the River Witham.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

DESCRIPTION A recently extended detached house offering versatile family living. The extension and renovation works already completed is a true asset to the house, given the property enviable ground floor space in addition to a new heating system and radiators with programmable thermostats to each room. An opportunity exists to further extend the property as full planning permission has been granted (December 2021. Application number S21/2432) to form a ground floor porch and first floor modifications to create a further bedroom with ensuite and family bathroom. The house sits on a garden plot with open views to the rear towards the River



Witham.

Entrance Hall Space for cloak hanging. Door off to Bedroom Five/Study. Further door opens to the Dining Area, Breakfast Kitchen and Day Room.

Bedroom Five/ Study 2.84m x 2.49m (9'4" x 8'2") Window to the front elevation. Radiator. LED spotlights to the ceiling.

Family Bathroom 2.59m x 1.55m (8'6" x 5'1") A brand new family bathroom created with the ground floor extension and comprising walk in shower cubicle with mermaid style boarding, wash hand basin set in a vanity unit with wall mounted cabinet with LED lighting and blue tooth connection above, low suite WC. Marble effect porcelain tiles to the floor and walls. Wall mounted chrome towel radiator. LED spotlights to the ceiling.



Dining Area 7.29m x 3.53m (23'11" x 11'7") A versatile area currently used as a dining area. Radiator and part under floor heating. LED spot lights to the ceiling. Double doors open to the lounge.

Breakfast Kitchen and Day Room 9.96m x 4.57m 0.61m (32'8" x 15" 2') A truly exceptional extension adding a superb family space and entertaining area. The kitchen has a range of wall units and cupboards (including pan drawers) surmounted by a quartz working surface and inset with Bosch induction hob with extractor above and a composite one and a half sink and drainer. Integrated appliances include Bosch oven, Bosch microwave combination oven and a Bosch dishwasher. An Island of matching base cupboards and working surface houses the Bosch integrated fridge and creates a large breakfasting bar. The entertaining space gives plenty of scope for family use. This area benefits from underfloor heating, LED spot lighting and two windows set either side of the Aluminium Bi-folding doors. The extension is fully insulated and benefits from a warm roof with GRP (glass-reinforced plastic) roofing cover which came with a 25 year guarantee. LVT flooring. Side door gives access to the side elevation.



Utility 3.10m x 1.73m (10'2" x 5'8") Fitted with base units surmounted by a working surface inset with a stainless steel sink and drainer. Space and plumbing for a washing machine. Space for an upright freezer. The utility houses the manifolds for the heating system with a pressurised boiler and 210 litre hot water tank. Window to the side elevation.



Lounge 5.87m x 4.11m (19'3" x 13'6") Having a large window to the front elevation. Radiator. Door opens to the stair case which rises to the first floor accommodation.

First Floor Landing Spacious landing with Velux style window. Storage cupboard with shelving. Doors off to:-

Bedroom One 3.66m x 3.35m (12'00" x 11'00") Window to the rear elevation giving views over the rear garden and open views towards the River Witham. Radiator. Door off to walk in wardrobe set within the eave space.



Bedroom Two 3.58m x 2.79m (11'9" x 9'2") Window to the rear elevation and views. Radiator.

Bedroom Three 4.04m x 2.29m (13'3" x 7'6") Window to the front elevation. Radiator.

Bedroom Four 2.57m x 2.18m (8'5" x 7'2") Window to the rear elevation and views. Radiator.

Family Bathroom 1.93m x 1.63m (6'4" x 5'4") Fitted with a white suite comprising panelled bath with shower over and shower screen. Wash hand basin and low suite WC. Window to the rear elevation. Towel radiator. Tiled floor and walls.

Garden Plot The property is set nicely back from Back Lane and offers off road parking for numerous vehicles on the block paved driveway, alongside the lawned area. A single garage with power and light provides extra parking. Hand gates to either side the house gives access to the rear garden. The rear garden has a delightful Indian Sandstone terraced patio with steps to the first lawn, further steps lead to the second lawned area with an additional Indian Sandstone seating area and garden shed.

Local Authority South Kesteven District Council,
Council Offices,
The Picture House,
St Catherine's Road,
Grantham NG31 6TT

Services All mains services are connected to the property.
Main drainage. Mains water tested and satisfactory.



TOTAL FLOOR AREA: 1999 sq. ft. approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of floor, window, room and any other parts are approximate and no responsibility is taken for any mis-
statements or omissions. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The various, colours and wall-papers shown have not been intended and no guarantee
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