



4 The Meadows

Long Bennington, Newark, NG23 5EL



Book a Viewing

**Offers in Excess of
£315,000**

A detached family home offered to the open market with NO ONWARD CHAIN, simplifying the buying process. In brief the well proportioned accommodation comprises an Entrance Hallway, Cloakroom with WC, Kitchen, Living Room with an open fireplace, Dining Room and a brick and uPVC double glazed Conservatory to the rear. A Family Bathroom and four Bedrooms, all with built in wardrobes, completes the First Floor accommodation.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

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 direct high-speed services to London Kings Cross, Doncaster, Leeds, York & Edinburgh and is a great location for commuters by car with the A1 close by and commuting to Nottingham. The village provides a vast array of popular local amenities including two pubs and restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery, a bowls club and a hairdressers. There is a Village Hall, with a part-time post office, available two days a week and a well-regarded local Church of England Primary School and nursery.



The village provides ease of access onto the A1 and is positioned within range of secondary Schooling the catchments for King's Grammar School and KGGS in Grantham.

ENTRANCE HALL

With double glazed opaque window to the side elevation, coving to the ceiling, radiator, stairs to the First Floor Landing and doors to the Kitchen, Living Room and Cloakroom.

CLOAKROOM

6' 6" x 3' 2" (2.00m x 0.97m) Fitted with a low-level WC and wash hand basin set within a vanity unit, tiled walls, tiled floor, radiator and uPVC double glazed opaque window to the side elevation.



LIVING ROOM

23' 11" x 12' 0" (7.29m x 3.66m) With uPVC double glazed windows to the front elevation, coving to the ceiling, radiator, double doors to the Dining Room and a stone clad open fireplace with hearth.

DINING ROOM

13' 2" x 9' 5" (4.02m x 2.88m) With uPVC double glazed French doors to the Conservatory at the rear, coving to the ceiling, under stairs storage cupboard, radiator and a door to the Kitchen.

CONSERVATORY

15' 2" x 9' 0" (maximum measurements) (4.64m x 2.75m) Of brick and uPVC double glazed construction, with tiled floor, radiator, poly-carbonate roof and French doors leading to the rear garden.



KITCHEN

13' 10" x 9' 9" (4.24m x 2.98m) Fitted with a range of wall and base units with a work surface, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, Neff double oven, ceramic hob and extractor hood, integrated fridge, integrated freezer, under-counter space and plumbing for a washing machine, tiled splash-backs, radiator, inset spotlights and uPVC double glazed window and uPVC double glazed opaque door to the rear garden.

FIRST FLOOR LANDING

With access to the loft, radiator, coving to the ceiling and doors to four Bedrooms and Bathroom.

BATHROOM

6' 7" x 5' 9" (2.02m x 1.77m) Fitted with a white suite comprising of a low-level WC, wash hand basin set within a vanity unit and a panelled bath with an electric shower over, tiled walls, tiled floor, radiator, inset spotlights, uPVC double glazed opaque window to the side elevation and built-in airing cupboard housing the hot water cylinder.

BEDROOM ONE

12' 3" x 12' 2" (3.75m x 3.73m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and a built-in double wardrobe.





BEDROOM TWO

13' 11" x 10' 1" (4.26m x 3.08m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling and a built-in double wardrobe.

BEDROOM THREE

9' 6" x 9' 3" (2.91m x 2.84m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and a double built-in wardrobe.

BEDROOM FOUR

9' 8" x 6' 7" (2.97m x 2.02m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling and a built-in wardrobe.

OUTSIDE

There is a lawn and a block paved driveway with carport to the front. The rear garden is principally laid to lawn with a block paved patio and a shed.



WEBSITE

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Sale & Betteridge, Ringwood Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 128.9 sq. metres (1387.9 sq. feet)

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