



15 Costa Row, Long Bennington,  
Lincolnshire, NG23 5DY

Price Guide £265,000

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 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a detached bungalow within this well regarded and excellently served village, ideal for those downsizing and looking for single storey living in a village that offers a wealth of amenities.

The property extends to around 650sq.ft. comprising an open fronted porch leading through into an L shaped entrance hall with sitting room, dining kitchen with conservatory off, two double bedrooms and bathroom.

The property is likely to require a program of modernisation and is a blank canvas ideal for those looking to place their own mark on a home. As well as the accommodation on offer the property occupies a manageable plot with off road parking to the front, a sectional garage at the side and enclosed garden at the rear.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate the accommodation and potential on offer.

### LONG BENNINGTON

Long Bennington is a large village located mid way between Newark and Grantham, both approximately seven miles. A strong community spirit is at the heart of Long Bennington with many activities, clubs and amenities. The village has a supermarket, post office, fish and chip shop, a modern doctors' surgery and a health centre, a hairdressers and the Ashiana take away (Indian), and also two coffee shops. There are two public houses with restaurant facilities and a wine bar/brasserie. The infant and primary school in the village has a very high reputation with catchment to the Lincolnshire Grammar and High Schools in Grantham and other near-by excellent secondary schooling. Many commute from Long Bennington, which is by-passed by the A1, to Newark, Grantham and Nottingham with trains from Grantham to London King's Cross in just over an hour.

AN OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP LEADS TO A UPVC ENTRANCE DOOR AND IN TURN INTO:

### L SHAPED ENTRANCE HALL

9'8" max x 9'6" max (2.95m max x 2.90m max)



Having central heating radiator, access loft space above and built in airing cupboard providing storage.

Further doors leading to:

### SITTING ROOM

12' x 12' (3.66m x 3.66m)



Having aspect to the front with double glazed bay

window, central heating radiator beneath, the focal point to the room being feature fire surround and mantel with marble hearth and back and inset gas flame coal effect fire (not tested).

### KITCHEN

12'3" x 11'8" (3.73m x 3.56m)



A dining kitchen which benefits from a dual aspect as well as leading through into the useful addition of a conservatory at the rear. Although the kitchen requires modernisation it is currently fitted with a generous range of base and drawer units with several runs of laminate work surfaces, one with inset sink and drain unit, space for free standing electric cooker, plumbing for washing machine, room for further free standing appliance, central heating radiator, double glazed windows to both side and rear elevations and external door to the side.

A further door leading through into:

## CONSERVATORY

11'7" x 8'4" (3.53m x 2.54m)



Having double glazed side panels, polycarbonate roof, power point and French doors leading into the garden.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD TO:

## BEDROOM 1

12'2" x 11'10" (3.71m x 3.61m)



Although this room has been utilised as a home office it

makes a generous double bedroom overlooking the rear garden with central heating radiator and double glazed window.

## BEDROOM 2

12'2" x 8'9" (3.71m x 2.67m)



A further double bedroom having aspect to the front with central heating radiator and double glazed window.

## BATHROOM

5'11" x 5'5" (1.80m x 1.65m)



Having a coloured suite comprising panelled bath, close coupled WC, pedestal washbasin and double glazed window to the side.

## EXTERIOR



The property is located at the entrance to this well served and popular village, set back from the lane behind a fenced frontage with open block set and stone chipping

driveway to the front which, in turn, leads to the attached garage, the remainder of the garden given over to established borders inset with various shrubs. A timber courtesy gate to the side of the property gives access to a useful paved area which encompasses timber storage shed and leads onto the enclosed rear garden which is mainly laid to lawn with established borders.



### **GARAGE**

23'9" x 8' (7.24m x 2.44m)

Being of sectional concrete construction with up and over door, power and light and courtesy door to the rear.

### **COUNCIL TAX BAND**

South Kesteven District Council - Band B

### **TENURE**

Freehold

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

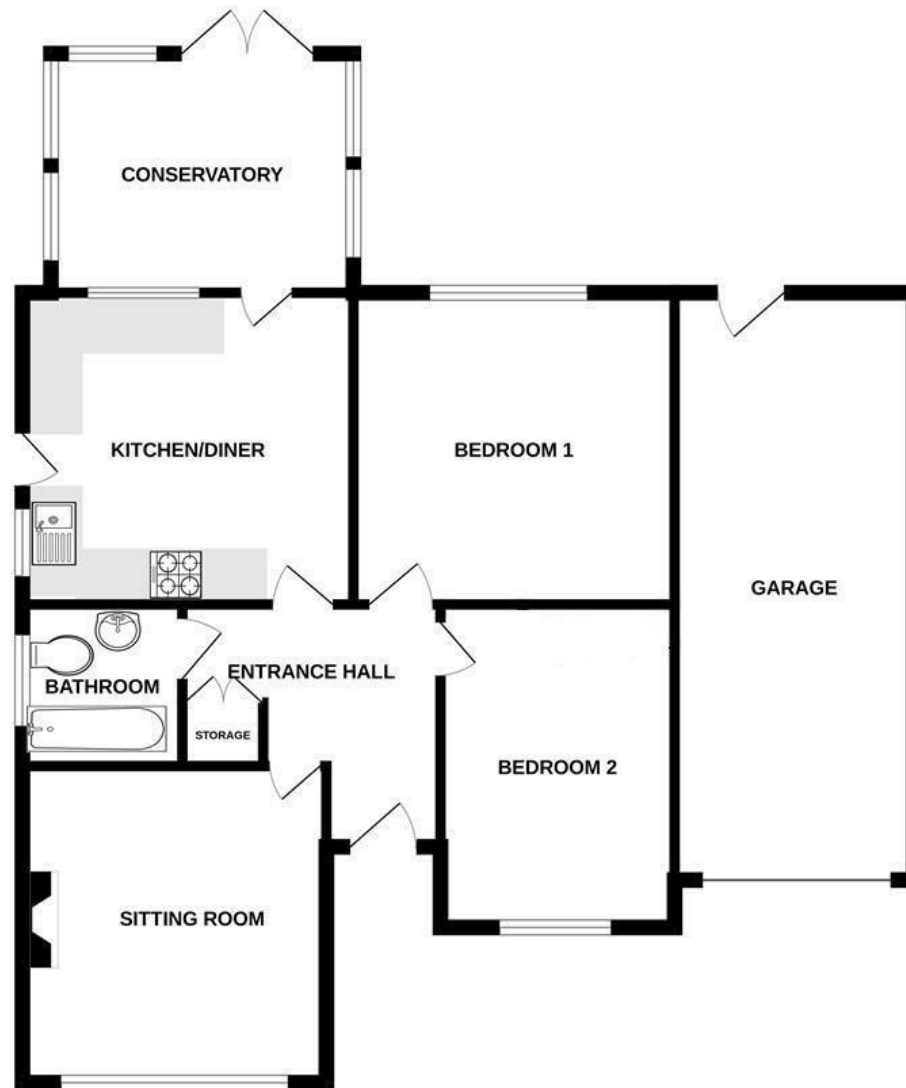
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

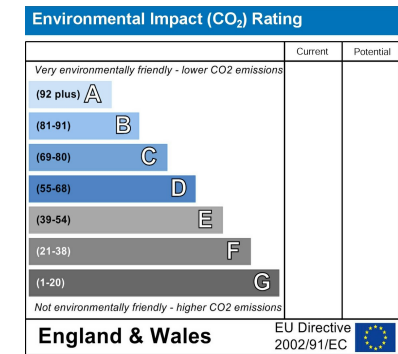
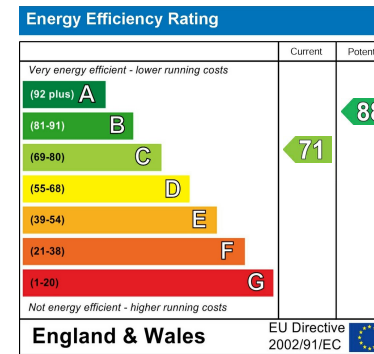
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

# GROUND FLOOR



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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*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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