



**1 Orchard Park, Long Bennington,  
Lincolnshire, NG23 5DQ**

**Offers Over £650,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



We have pleasure in offering to the market this well proportioned detached family orientated home originally completed by Balfe Homes, tucked away in a small cul-de-sac setting shared with only three other individual dwellings,

The property occupies a pleasant plot, relatively generous by modern standards, benefitting from a southerly rear aspect as well as a generous level of off road parking to the front and integral double garage.

Internally the property offers a versatile level of accommodation boasting five double bedrooms, two ensuite and main bathroom all of which have been tastefully upgraded with contemporary suites, the master bedroom being a particularly impressive room with excellent floor area.

To the ground floor are four reception areas as well as the useful addition of a conservatory at the rear giving a great deal of flexibility to its layout, ideal for growing families with ample space for play or games rooms, home offices and sitting rooms. The kitchen links through into a dining/reception both of which look out onto the rear garden and with useful utility and ground floor accommodation the combined accommodation approaches 2,300sq.ft.

As well as the internal accommodation the property occupies a pleasant position at the entrance to this small private close within easy walking distance of the heart of the village and its wealth of amenities.

In addition the property benefits from UPVC double glazing, gas central heating and relatively neutral decoration throughout with viewing coming highly recommended to appreciate both the location and accommodation on offer.

### **LONG BENNINGTON**

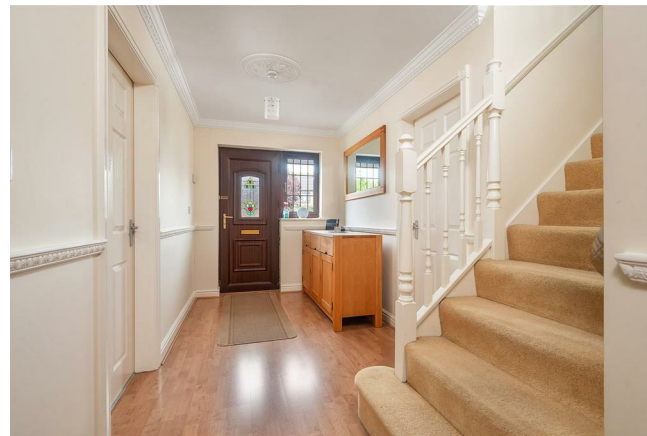
Long Bennington is a large village located mid way between Newark and Grantham, both approximately seven miles. A strong community spirit is at the heart of Long Bennington with many activities, clubs and amenities. The

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.

A CANOPIED PORCH LEADS TO A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT AND IN TURN:

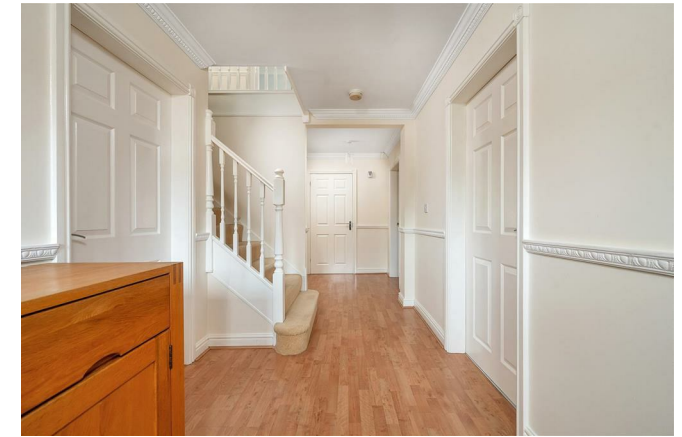
### **MAIN ENTRANCE HALL**

19'11" max x 6'8" max (6.07m max x 2.03m max)



A well proportioned initial entrance vestibule having spindle balustrade staircase rising to a galleried landing above, deep skirting, coved ceiling and central heating radiator.

Further doors leading to:



### **GROUND FLOOR CLOAK ROOM**

5'5" 5'2" (1.65m 1.57m)



Having two piece white suite comprising close coupled WC, pedestal washbasin with chrome taps and tiled splash backs, ample cloaks hanging space, coved ceiling and double glazed window.

### SITTING ROOM

16'6" (19'9" max into bay) x 14' (5.03m (6.02m max into bay) x 4.27m)



A well proportioned reception having attractive walk in double glazed bay window to the front, the focal point to the room being feature fire surround and mantle with marble hearth and back and inset open grate, coved ceiling and two central heating radiators.



### OFFICE/FAMILY ROOM

15' max into bay x 12' (4.57m max into bay x 3.66m)



A well proportioned, versatile reception currently utilised as a home office but alternatively would make an additional sitting room, snug or formal dining room having central heating radiator, coved ceiling and double glazed bay window to the front.



### SNUG/DINING ROOM

11'11" x 13'7" (3.63m x 4.14m)



A cosy reception which links through into the conservatory and makes an excellent every day living space having coved ceiling, central heating radiator and double glazed sliding patio door leading through into:

### CONSERVATORY

11' x 9'10" max (3.35m x 3.00m max)



A useful addition to the property providing further versatile reception space having aspect out into the rear garden with pitched polycarbonate roof, double glazed windows with opening top lights, tiled floor, electric heater and double glazed French doors leading into the garden.



## KITCHEN

13' x 11'11" (3.96m x 3.63m )



A fully fitted kitchen offering an excellent level of built in wall, base and drawer units and having integrated appliances including Neff double oven, four ring gas hob over and under counter fridge, freezer and dishwasher, two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, coved ceiling, inset downlighters, central heating radiator and double glazed window overlooking the garden,

An open doorway leads through into:



## DINING/BREAKFAST ROOM

11'9" x 9'5" (3.58m x 2.87m)



Ideal for formal dining or entertaining, leading off the kitchen and giving access into the garden having central heating radiator, coved ceiling and double glazed French doors.

A further door leads through into:



## UTILITY ROOM

5'9" x 5'7" (1.75m x 1.70m)



Having fitted wall and base units complementing the main kitchen, laminate preparation surface, inset sink and drain unit, plumbing for washing machine, space for tumble dryer, coved ceiling and double glazed exterior door into the garden.

A further door gives courtesy access into:

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### FIRST FLOOR GALLERIED LANDING

19'7" x 6" 10" (5.97m x 1.83m` 3.05m)



A well proportioned space having built in airing cupboard housing hot water water system, coved ceiling and access loft space above.

Further doors leading to:

### MASTER SUITE

24'1" max x 17'9" max (7.34m max x 5.41m max)



A fantastic well proportioned space offering around 430sq.ft. of floor area comprising a substantial dual aspect double bedroom having attractive part pitched ceiling, double glazed dormer window to the front and window at

the rear overlooking the garden. This substantial room would be large enough for both a sleeping and reception area creating a superb suite with ensuite facilities.

A further door leads through into:



### ENSUITE SHOWER ROOM

8'2" x 6'11" max (2.49m x 2.11m max)



Tastefully appointed having been modernised with a contemporary suite comprising large walk through shower wet area with flush mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern, wall mounted washbasin with chrome mixer tap and LED mirror above, inset downlighters to the ceiling, contemporary towel radiator and double glazed window.



## BEDROOM 2

16'8" max (including ensuite) x 13'10" max (5.08m max (including ensuite) x 4.22m max)



A further well proportioned double bedroom also benefitting from ensuite facilities having initial walk through dressing area leading into the main bedroom, central heating radiator, coved ceiling and double glazed window to the front.

A further door leads through into:



## ENSUITE SHOWER ROOM

7'11" 4'6" (2.41m 1.37m)



Tastefully appointed having been modernised with a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, wall hung WC, vanity unit with inset washbasin, chrome mixer tap and LED mirror over, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.

## BEDROOM 3

19'2" x 9'2" (5.84m x 2.79m)



Another double bedroom which has the ability to be split into two bedrooms if required having potential second

access onto the landing but currently provides a generous room having two double glazed windows to the front, coved ceiling and central heating radiator.



## BEDROOM 4

11' x 8'5" (3.35m x 2.57m)



A double bedroom having aspect into the rear garden with central heating radiator, coved ceiling and double glazed window.



## BEDROOM 5

13'9" x 12'4" (4.19m x 3.76m)



A further double bedroom having pleasant aspect into the rear garden with covered ceiling, central heating radiator and double glazed window.

## FAMILY BATHROOM

8'3" x 6'11" (2.51m x 2.11m)



Tastefully appointed having been modernised with a contemporary suite comprising free standing double ended bath with wall mounted mixer tap, walk in shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC, vanity unit with inset washbasin and

chrome mixer tap, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the rear.

## EXTERIOR



The property occupies a pleasant position within this small private close shared with only three other dwellings, tucked away in a quiet backwater of the village, set back behind a low maintenance frontage which has been landscaped to maximise off road parking having block set driveway which in turn leads to an integral double garage. The remainder of the frontage is laid to lawn with courtesy gate leading into the rear garden which benefits from a southerly aspect and, by modern standards is relatively generous, overlooking an adjacent paddock. An initial paved terrace provides a substantial outdoor seating area linking back into the dining area of the kitchen and conservatory while the remainder of the garden is laid to lawn and enclosed by feather edged board fencing.



## DOUBLE GARAGE

17'4 deep x 17'11" wide (5.28m deep x 5.46m wide)



Having twin up and over doors, power and light, and wall mounted gas central heating boiler.

## COUNCIL TAX BAND

South Kesteven District Council - Band F

## TENURE

Freehold

### **ADDITIONAL NOTES**

Property is understood to be on mains gas, drainage, electric and water. (information taken from Energy performance certificate and/or vendor)

We understand a planning application was submitted to South Kesteven, on a parcel of land relating to a property on Main Road, but to the rear of Orchard Close. This was dismissed at appeal in October 2022. Further details are available on SK planning portal, under application S21/1990.

### **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:-

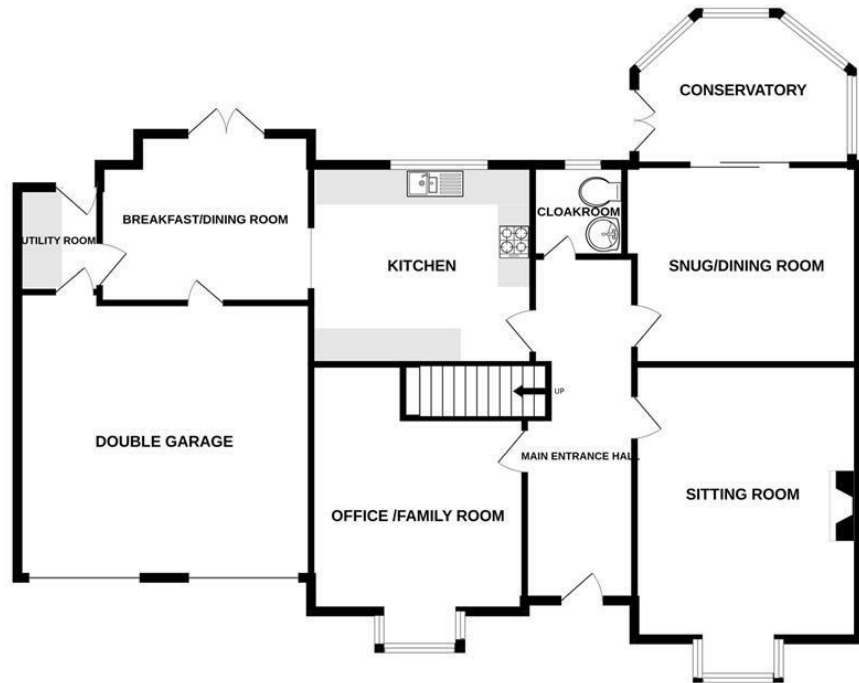
<https://reports.ofsted.gov.uk/>

Planning applications:-

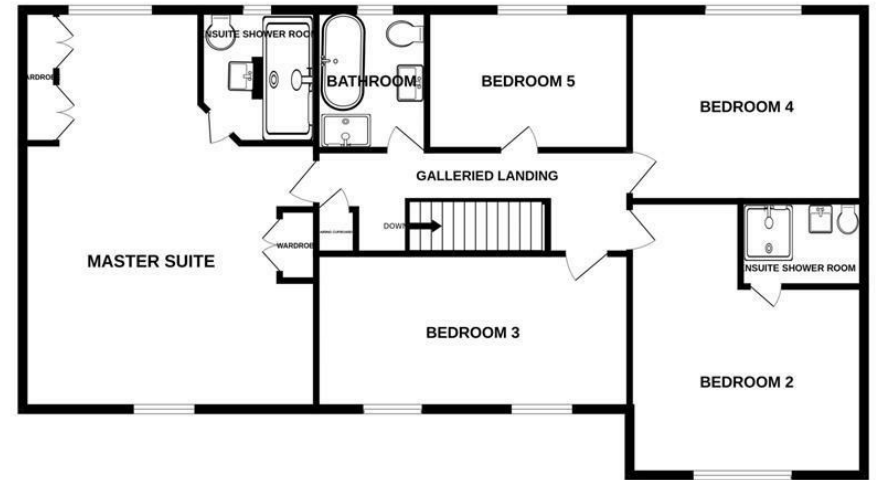
<https://www.gov.uk/search-register-planning-decisions>



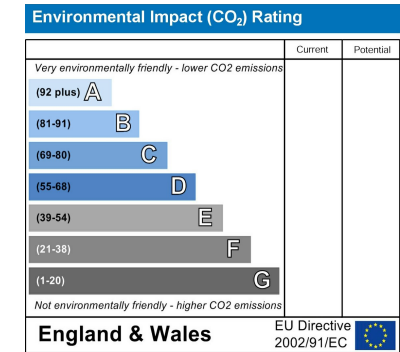
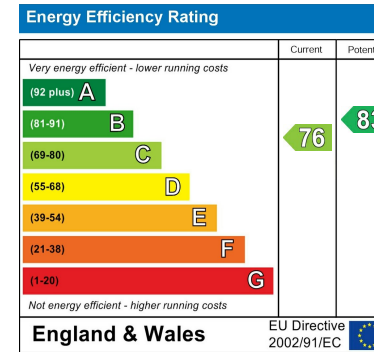
GROUND FLOOR



1ST 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.*

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