



**15 Wheatsheaf Lane, Long Bennington,
Lincolnshire, NG23 5DU**

£265,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this really interesting and deceptive conversion of a former mill, which has been thoughtfully renovated and extended over the years to create a versatile level of accommodation. The property spans three floors and retains much of its original character, combined with the benefits of modern living.

The total accommodation approaches 1,050 sq.ft. and is large enough to accommodate families but will appeal to a wider audience, whether it be a single person, professional couples or even, potentially, those downsizing from larger dwellings and looking for an interesting home within a central village location.

The accommodation comprises an initial entrance hall leading through into an attractive dual aspect sitting room having an exposed brick fireplace with flagstone hearth and inset stove and a beautiful, heavily beamed ceiling and windows to the front and rear. The kitchen is tastefully appointed with a relatively generous range of modern units, again having a dual aspect and linking through into the useful addition of a conservatory at the rear which also, potentially, provides a utility space, having plumbing for a washing machine. To the first floor there are two generous double bedrooms and a tastefully appointed bathroom with a contemporary suite and wonderful exposed beams. To the second floor is a stunning master bedroom having an attractive vaulted ceiling with exposed purlins and truss and benefitting from a contemporary ensuite shower room.

Each room offers its own individuality and creates a wonderful space with a great deal of interest.

As well as the main accommodation the property occupies a pleasant position in the village, within walking distance of the wealth of amenities and set back from the lane behind an established frontage with well stocked borders. An initial shared access onto a gravelled driveway belonging to the property provides off road parking and a timber courtesy gate leads into an enclosed rear garden which is main laid to lawn and provides a pleasant outdoor space.

Overall viewing is the only way to truly 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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having a slate tiled floor, stripped pine architrave and skirting and staircase rising to the first floor.

A further door leads through into:

SITTING ROOM

15'5" x 12'11" (4.70m x 3.94m)



A delightful, dual aspect reception room having a double glazed window to the front and rear, offering a wealth of character with heavily beamed ceiling, chimney breast with attractive, exposed brick fireplace with flagstone hearth, inset solid fuel Aga stove and alcoves to the side, oak effect laminate flooring, deep pine skirting and central heating radiator.

RETURNING TO THE ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:



OPEN PLAN BREAKFAST/DINING KITCHEN

15'7" max x 13' max (4.75m max x 3.96m max)



A well proportioned, open plan living/dining space which benefits from a dual aspect having double glazed windows to the front and rear as well as a sliding patio door leading through into the conservatory. The initial kitchen area is fitted with a generous range of cream fronted Shaker style wall, base and drawer units, having two runs of laminate preparation surfaces, one with inset ceramic sink and drain

unit with brushed metal swan neck mixer tap and metro tiled splash backs, under unit lighting, integrated appliances including four ring gas hob with extractor hood over and Zanussi single oven beneath, built in recycling drawer, space for under count appliance, plumbing for dishwasher, attractive slate tiled floor, room for breakfast or dining table, useful under stairs storage cupboard and central heating radiator.

A patio door leads through into:



CONSERVATORY

8'4" x 9'2" (2.54m x 2.79m)



A useful addition to the property, providing a further versatile reception space overlooking the rear garden and also offers potential for a utility area having plumbing for washing machine, power and light, central heating radiator, continuation of the slate tiled floor and double glazed door leading into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR SPLIT LEVEL LANDING



Having a good range of storage with built in cupboards with pine door fronts, access to loft space above, central heating radiator and double glazed window overlooking the rear garden.

Further doors lead to:

BEDROOM 2

10' x 11'5" (3.05m x 3.48m)



A light and airy double bedroom benefitting from a dual aspect with double glazed window to the front and rear, having deep pine skirting, built in wardrobe with overhead storage cupboard and central heating radiator.



BEDROOM 3

13'3" x 9'7" (4.04m x 2.92m)



An attractive double bedroom having a wealth of character with beamed ceiling, exposed brick chimney breast with shelved alcove to the side, deep skirting, central heating radiator, useful under stairs alcove and double glazed window to the front.



BATHROOM

8' min x 5'6 2 (10' max) (2.44m min x 1.68m 0.61m (3.05m max))



Tastefully appointed with a modern white suite comprising panelled bath with chrome mixer tap and additional wall mounted shower mixer, close coupled WC and half pedestal washbasin with chrome mixer tap and tiled splash backs, built in cupboard, tiled floor, contemporary towel radiator, attractive beamed ceiling and double glazed window.

FROM THE FIRST FLOOR LANDING A FURTHER STAIRCASE RISES TO:

BEDROOM 1

13'3" max x 15'6" max (4.04m max x 4.72m max)



A delightful, well proportioned room benefitting from ensuite facilities, having a wealth of character with attractive vaulted ceiling with exposed timber purlins and beams, stripped pine skirting and architrave, built in over stairs cupboard, central heating radiator and double glazed window.

A further door leads through into:



ENSUITE SHOWER ROOM

6'1" x 4'3" (1.85m x 1.30m)



Having a modern white suite comprising quadrant shower enclosure with glass sliding doors and wall mounted shower mixer, close coupled WC and half pedestal washbasin, contemporary towel radiator, part pitched ceiling with exposed timber purlin and skylight to the rear.

EXTERIOR



The property occupies a pleasant position within the

village, set back from the lane behind a railing frontage beyond which lies established borders and a pathway leading to the front door. To the side of the property initial shared access leads onto a gravelled driveway providing off road car standing to two vehicles and, in turn leads, via a timber courtesy gate, into the rear the garden which offers a relatively good degree of privacy being enclosed by feather edge board fencing and having paved seating area, central lawn and a further decked terrace with timber pergola above. In addition there is a useful timber storage shed.





performance certificate and or vendor).

Please note there is a shared access to the driveway. The main driveway is in ownership of the property at the rear (15a) but number15 does own its own portion of the drive providing private parking.

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>

COUNCIL TAX BAND

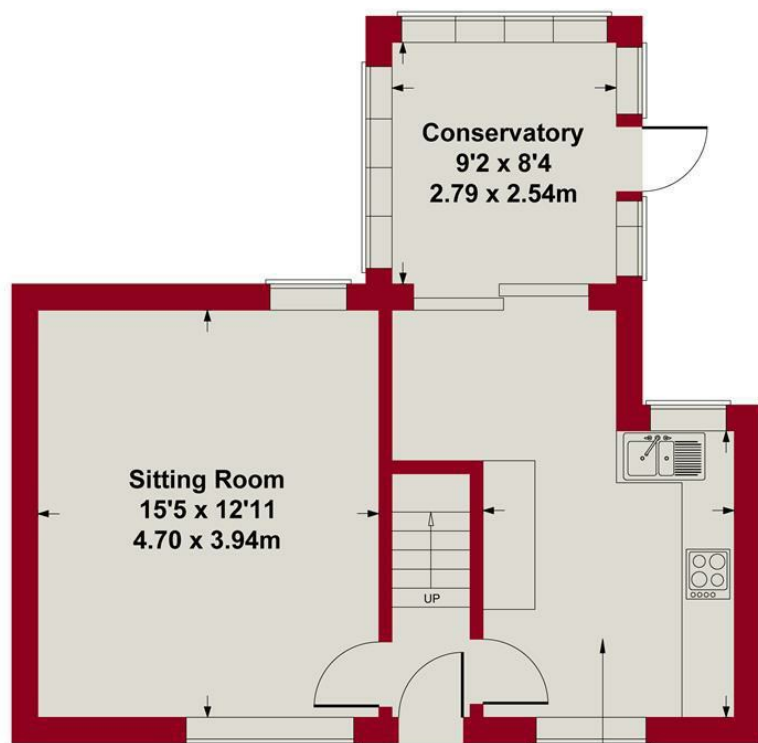
South Kesteven District Council - Band B

TENURE

Freehold

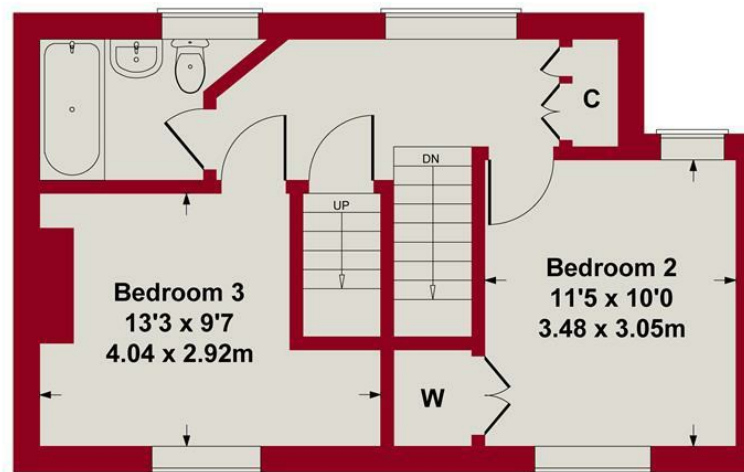
ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water. (information taken from Energy

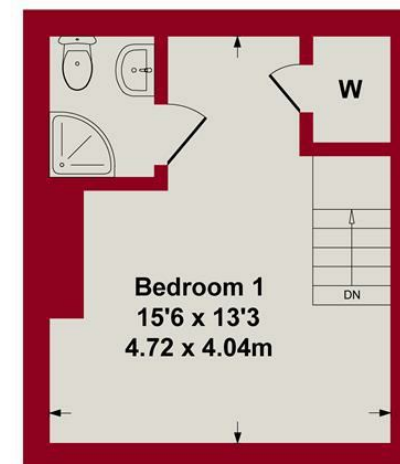


GROUND FLOOR

**Open Plan Breakfast Room/
Dining Kitchen**
15'7 x 13'0
4.75 x 3.96m



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



RICS



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