



92C Main Road, Long Bennington,
Lincolnshire, NG23 5DJ

£335,000
Tel: 01949 836678

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

**** COMING SOON ****

We have pleasure in offering to the market a really interesting pair of contemporary new build bungalows with expected completion Spring/Summer of 2025, completed by a well regarded family owned, independent development company known for creating bespoke homes to a high specification with these properties being no exception.

The bungalows will approach 800sq.ft. and will offer a spacious feel with a fantastic, well thought out design, with contemporary fixtures and fittings.

The accommodation will comprise an initial entrance hall which in turn will lead through into an impressive L shaped, open plan living/dining kitchen with a superb, part vaulted ceiling and bifold doors leading into the rear garden. This creates a grand main living area which would normally be expected in a far larger dwelling and will provide an excellent everyday living/entertaining space which will become the hub of the home. In addition there are two double bedrooms and a main L shaped bathroom, all finished with contemporary fixtures and fittings.

The properties are tucked away in a small close, set well back from the main road, with a relatively low maintenance frontage which has been landscaped to provide two off road parking spaces and a manageable, enclosed garden at the rear.

The properties would be perfect for those downsizing from larger dwellings particularly appreciating the wealth of amenities within the village and, because of their contemporary nature, could also attract those from the younger generation.

The properties are approached via a private driveway and afford attractive elevations having a stone facade beneath a pantile roof with rendered elevations to the side and rear, overall creating a really pleasing appearance always expected in a property of its style.

Early viewing comes highly recommended to appreciate both the accommodation and location.

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.

ENTRANCE HALL

Having built in cupboard and doors leading to:

L SHAPED LIVING/DINING KITCHEN

23' max x 20' max



Having attractive part vaulted ceiling, window and bifold doors leading out into the rear garden, flooding this room with light, the kitchen area being fitted with a range of contemporary units and integrated appliances.



BEDROOM 1

11'3" x 10'7"



A double bedroom having a double glazed to the front.

BEDROOM 2

11'2" x 9'10"



A further double bedroom again having aspect to the front.

BATHROOM



EXTERIOR



The property is approached by an initial private driveway shared with a handful of other dwellings which leads down to a small close, the property being set back behind a low maintenance frontage landscaped for maximum off road parking with two parking spaces and path leading to the front door. A pathway to the side of the property leads to an enclosed rear garden which will be mainly lawned, having access into the living area of the kitchen.

ADDITIONAL NOTE

The property is currently under construction and is expected to be completed sometime in mid 2025. As the property is under construction all measurements are therefore approximate and purely for guidance as are the computer generated images which, although representative, will not necessarily define the exact finish of the dwellings but will give prospective purchasers a feel of the property. In addition the images are generic to both dwellings and don't depict the fact that the properties are right and left handed. Further details are available on request and viewings must be accompanied by the Agent or Developer. We therefore encourage you to contact the agent to arrange an inspection.

COUNCIL TAX BAND

South Kesteven District Council - TBC

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>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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