



**11a Costa Row, Long Bennington,
Lincolnshire, NG23 5DY**

Offers Over £675,000

Tel: 01949 836678

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

- **** GUIDE PRICE £675,000 - £685,000 ****
- Up To 6 Double Bedrooms Including Annexe
- Superb Open Plan Living Kitchen
- 3 Bath/Shower Rooms
- Plot In The Region Of 0.24 Of An Acre
- In Excess Of 3,000 Sq.Ft.
- 5 Main Reception Areas
- Utility & Ground Floor Cloak Room
- Substantial Double Garage With Room Above
- Gated Driveway

We have pleasure in offering to the market this generous detached, family home which has been extended and reconfigured over the years to create an excellent level of internal accommodation lying in excess of 3,000 sq.ft. and occupying what is a generous plot by modern standards approaching 1/4 of an acre.

The property is tucked away on an initial shared private driveway which, via gated access, leads onto a substantial parking area to the fore of the property and, in turn, a detached double garage with annexe room above. The main house boasts five double bedrooms, three en-suites/bathrooms plus an additional potential double bedroom in the eaves above the garage. In addition there are five main receptions including the delightful addition of an attractive, pitched roof, clear glass orangery to the rear with useful study area off. The hub of the home will undoubtedly be the well proportioned, open plan, living/dining kitchen which benefits from windows to three elevations and access out into the rear garden, the kitchen area being beautifully appointed with an attractive range of units finished in heritage style colours with oak and granite preparation surfaces and integrated appliances. The kitchen also benefits from a useful utility area and ground floor cloak room.

The property would be ideal for families particularly making use of the local schools and also benefitting from ease of access to the wealth of local amenities both in the village as well as the surround market towns of Newark and Grantham, which also benefits from grammar schools and a high speed rail link to London Kings Cross in just over an hour.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer with viewing coming highly recommended.

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 CANOPIED STORM PORCH LEADS THROUGH TO THE MAIN ENTRANCE DOOR WITH LEADED GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

20' x 6' (6.10m x 1.83m)

A well proportioned entrance vestibule, having initial inset bristle mat leading onto plank effect laminate flooring, spindle balustrade staircase rising to first floor landing with useful under stairs alcove beneath and, in turn, further doors to:

SNUG

13'2" x 12'2" (4.01m x 3.71m)

A versatile reception having aspect to the front with chimney breast with alcove to the side and feature wall mounted fire and double glazed bow window.

SITTING ROOM

25'2" x 13' (7.67m x 3.96m)

A well proportioned, light and airy reception which benefits from a dual aspect as well as two pairs of French doors leading out into the rear garden, the focal point to the room being chimney breast with attractive, ornate, fire surround and mantel. The room having double glazed French doors leading out onto a decked terrace at the rear providing an excellent outdoor entertaining space.

STUDY

9'11" x 9'3" (3.02m x 2.82m)

A versatile reception ideal as a home office, perfect for today's way of working, having continuation of wood effect laminate flooring and French doors leading through into:

ORANGERY

12'2" x 13'11" (3.71m x 4.24m)

A useful addition to the property providing a further versatile reception space, flooded with light having high vaulted, double glazed, clear glass roof as well as full height side panels with opening top lights and French doors into the garden.

Returning to the main entrance hall further doors lead through into:

GROUND FLOOR CLOAK ROOM

8'7" x 3'4" (2.62m x 1.02m)

Having a two piece suite comprising WC with concealed cistern and vanity unit with inset washbasin, tongue and groove effect splash backs and continuation of wood effect laminate flooring.

DINING ROOM

16'3" x 7'2" (4.95m x 2.18m)

Perfect as formal dining leading through into the main kitchen space, having aspect to the front, continuation of the wood effect laminate flooring and double glazed windows to the front. A large open doorway leads through into:

OPEN PLAN LIVING/DINING KITCHEN

31' max x 16'9" max (9.45m max x 5.11m max)

A stunning, well proportioned, space large enough to accommodate both a living and dining area which leads out into the rear garden and is open plan to a tastefully appointed kitchen fitted with a range of Shaker style units providing an excellent level of storage with both drawer units, integrated plate rack and obscured glazed display unit, having a combination of both oak and marble preparation surfaces with a central island unit providing additional storage space as well as an integral breakfast bar for informal dining. Integrated appliances include Neff five ring gas hob with contemporary chimney hood over, twin Hotpoint ovens, full height fridge, under counter freezer, Hotpoint microwave, dishwasher and wine cooler. The kitchen also having attractive undermounted hardwood sink with swan neck mixer tap and tongue and groove effect splash backs, continuation of the wood effect laminate flooring, double glazing window to the side and bow window with integral window seat to the front.

From the living area of the kitchen a further door gives access into:

UTILITY ROOM

9'2" x 4'8" (2.79m x 1.42m)

A useful space having fitted wall and base units with laminate preparation surface over, inset sink and drain unit, space for free standing appliances as well as plumbing for washing machine, space for tumble dryer and wall mounted gas central heating boiler.

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

FIRST FLOOR LANDING

Having built in airing cupboard which houses the pressurised hot water cistern, access to loft space above, inset light tunnel to the ceiling and further doors leading to:

BEDROOM 1

13' x 16'4" (3.96m x 4.98m)

A well proportioned double bedroom having a pleasant aspect into the rear garden and benefitting from a walk in dressing room as well as ensuite facilities. The room having built in wardrobes, double glazed French door and Juliette balcony and bifold doors into:

WALK IN DRESSING ROOM

9' x 5'2" (2.74m x 1.57m)

Having a good level of integrated storage with hanging rails and central shelving and window to the side. Returning to the bedroom a further door leads through into:

ENSUITE BATH/SHOWER ROOM

8'10" x 10'6" into alcove (2.69m x 3.20m into alcove)

A well proportioned space fitted with a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, free standing double ended contemporary bath with chrome swan neck mixer tap and integral shower handset, close coupled WC, twin pedestal washbasins, contemporary towel radiator, fully tiled walls and floor and window to the rear.

BEDROOM 2

14'6" x 12'5" (4.42m x 3.78m)

A further double bedroom benefitting from Jack n' Jill ensuite facilities, having fitted wardrobe, aspect to the front with double glazed window and a door leading through into:

JACK N' JILL ENSUITE SHOWER ROOM

13'4" x 4' max (4.06m x 1.22m max)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin, window to the side and a further door leading through into:

BEDROOM 3

10' x 12' (3.05m x 3.66m)

A further double bedroom benefitting from Jack n' Jill ensuite facilities, having aspect to the front with over stairs cupboard, double glazed window and a further door returning to the first floor landing.

BEDROOM 4

13' x 12'11" (3.96m x 3.94m)

A double bedroom having aspect to the front and chimney breast with alcoves to the side.

BEDROOM 5

9'11" x 12'4" (3.02m x 3.76m)

A further double bedroom having aspect into the rear garden.

FAMILY BATHROOM

8'9" x 7'10" (2.67m x 2.39m)

A well proportioned space having a four piece contemporary suite comprising quadrant shower enclosure with sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, pedestal washbasin and contemporary free standing, double ended, bath, fully tiled walls and floor, contemporary towel radiator and window to the rear.

SITUATED TO THE FORE OF THE PROPERTY IS A SUBSTANTIAL DOUBLE GARAGE WITH ANNEXE ROOM ABOVE

DOUBLE GARAGE

18'2" x 16'7" (5.54m x 5.05m)

Having electric door, power and light, courtesy door at the rear and a staircase rising to the first floor where there is a really useful annexe suite located in the eaves.

ANNEXE SUITE

20'7" x 13' (6.27m x 3.96m)

Providing ancillary accommodation to the main house perfect as a study or alternative a teenage or guest suite away from the main house having electric heating, pitched ceiling and double glazed dormer windows to the front and side.

EXTERIOR

The property occupies a delightful position tucked away off an initial shared private driveway which leads to electric gate and, in turn, the private drive of the property. The driveway provides a considerable level of off road parking and leads to the detached garage with annexe suite above. The remainder of the garden is laid to lawn with borders well stocked with established trees and shrubs. Access to the side leads to an enclosed rear garden which offers a good degree of privacy having decked seating areas, central lawn, well stocked perimeter borders and useful timber storage shed. In total the plot extends to just under 0.24 of an acre.

COUNCIL TAX BAND

South Kesteven District Council - Band E

TENURE

Freehold

The property is being marketed on behalf of a relation of an employee of Richard Watkinson & Partners.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property is accessed over a private driveway with shared responsibility.

We understand there is a restrictive covenant relating to running a business from home.

There maybe a chancel repair liability (to be confirmed)

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/>

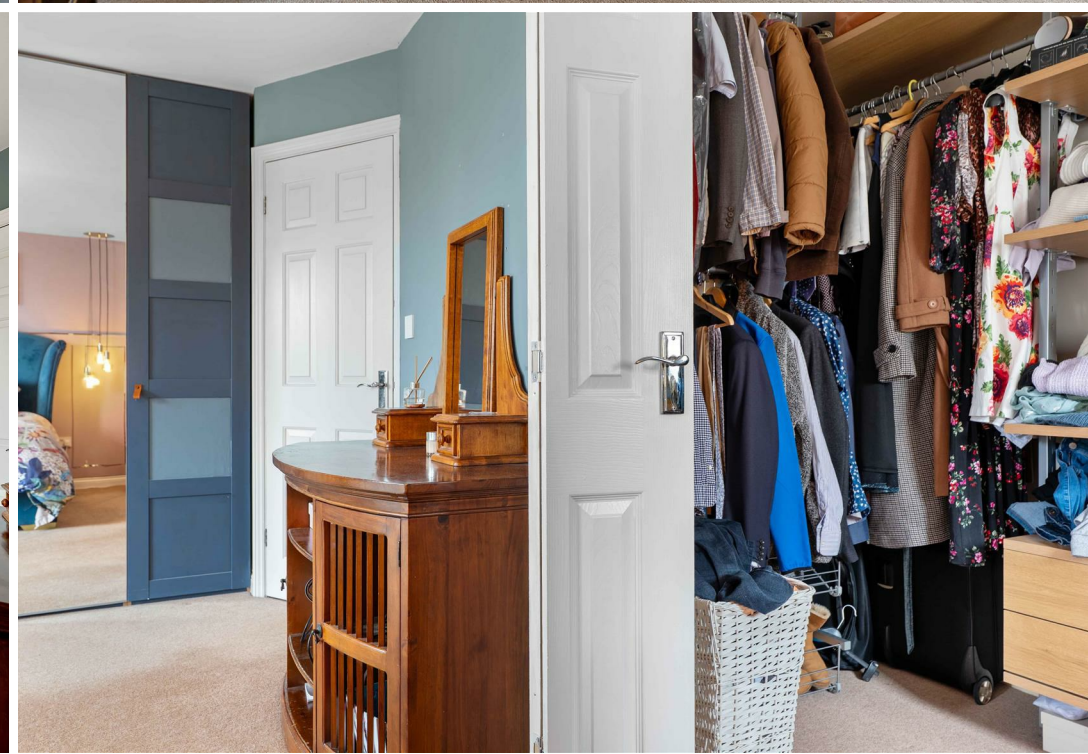
Planning applications:-

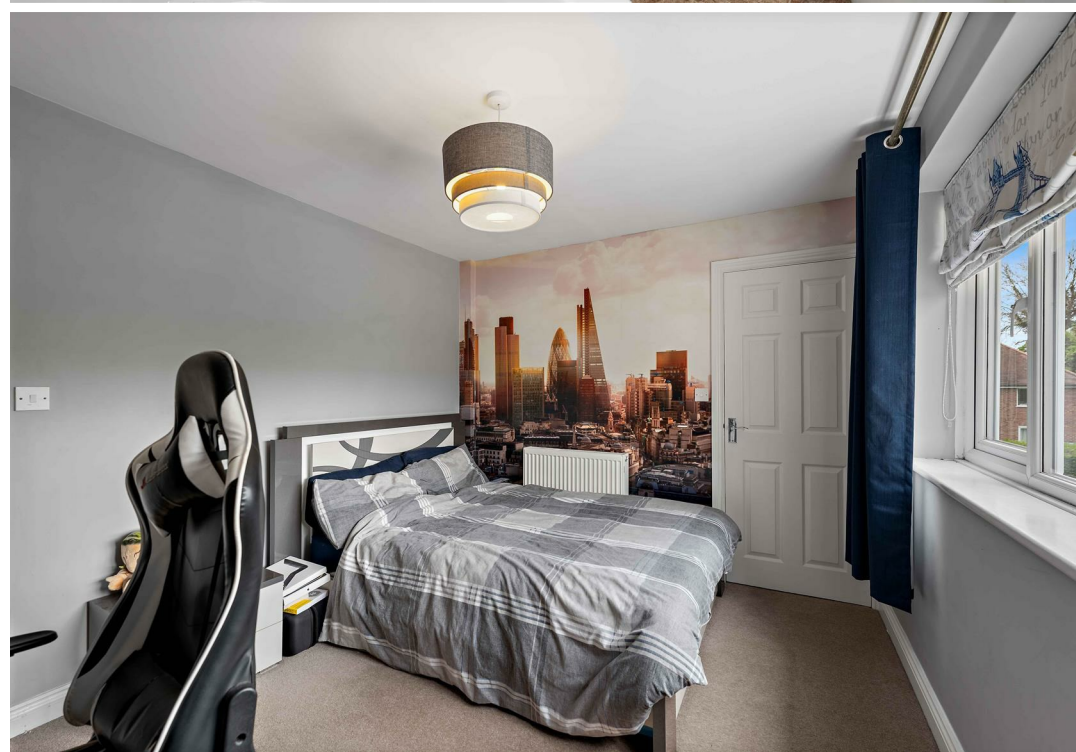
<https://www.gov.uk/search-register-planning-decisions>

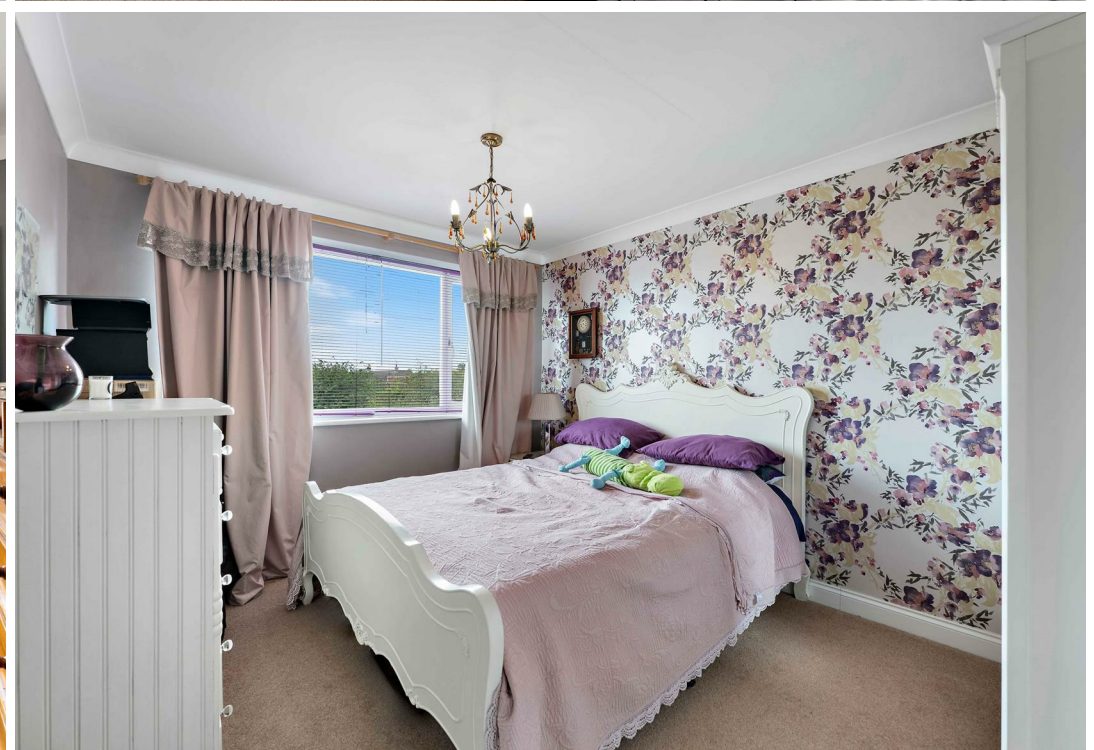
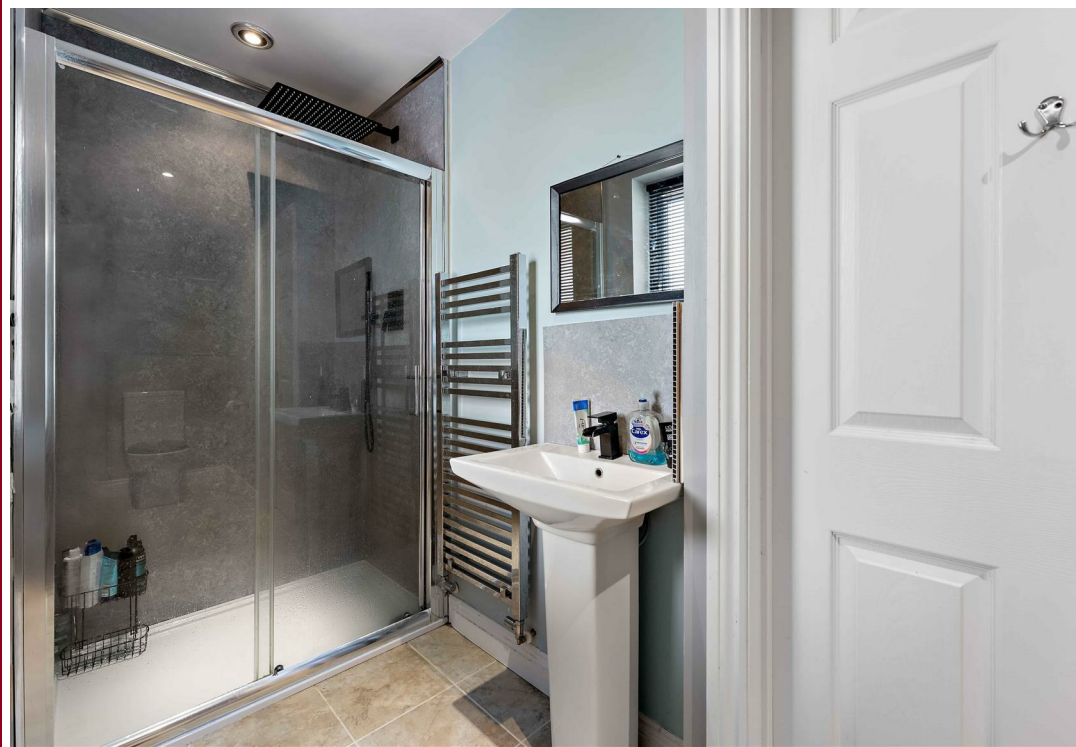
















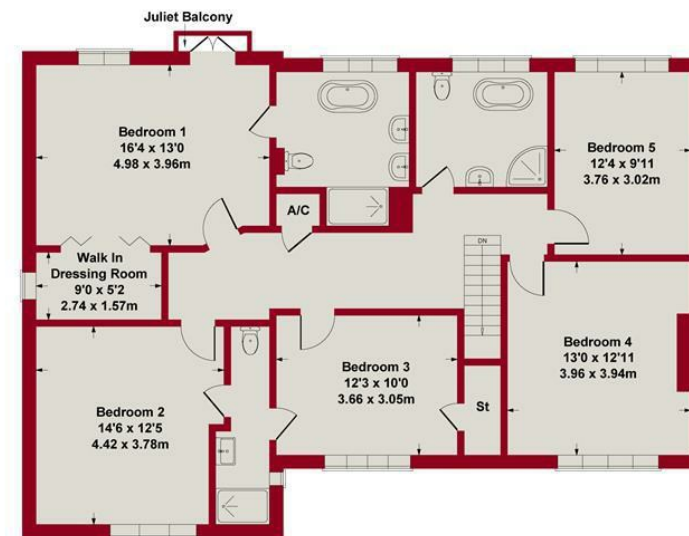




GARAGE

ANNEXE

GROUND FLOOR

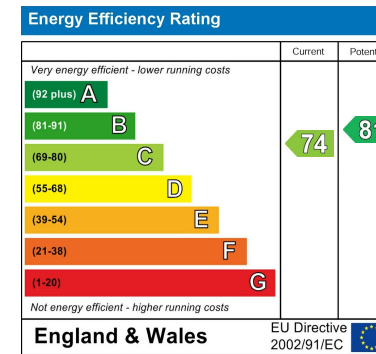


FIRST FLOOR

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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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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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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