



7-13 Welbournes Lane, Long Bennington,
Lincolnshire, NG23 5DP

£415,000

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

- Deceptive Period Cottage
- 3 Reception Areas
- Tastefully Modernised Throughout
- Ground Floor Cloak Room
- Integral Garage
- 3 Double Bedrooms
- Ensuite & Main Bathroom
- Wealth Of Character & Features
- Stunning Landscaped Garden
- Viewing Highly Recommended

An interesting opportunity to purchase an attractive period cottage which offers a truly deceptive level of accommodation approaching 1,540 sq.ft. plus the addition of an integral garage which combined creates a versatile layout spanning two floors. Understood to have originally have been three terraced cottages the property was amalgamated to create one delightful home. The property maintains much of its original character but has been tastefully renovated, modernised and reconfigured to combine the elements expected of a more period home with the advantages of modern living.

Many of the rooms offer attractive, heavily beamed ceilings, deep skirtings and architraves and fireplaces. The refitted kitchen has again been tastefully appointed in a traditional style in keeping with the cottage feel.

The cottage boasts three main reception areas including the useful addition of a conservatory at the rear, a tastefully appointed kitchen and ground floor cloak room. In addition the initial entrance hall provides a versatile space which is currently utilised as a home office. To the first floor leading off a central galleried landing, which is again of generous proportions, are three double bedrooms the master of which benefits from ensuite facilities, and separate well proportioned main bathroom.

As well as the internal accommodation the property occupies a delightful, lovingly landscaped and established plot with the wonderful rear garden approaching 135 ft. in length. The garden provides a secluded outdoor space with an abundance of trees and shrubs and has been thoughtfully laid out to provide various seating areas throughout the day. Located within the garden there is also the useful addition of two substantial timber workshops/storage sheds which provide versatile outdoor spaces whether it be simply for excellent storage or, alternatively, additional potential outdoor reception areas such as a gym or home office.

An integral garage provides potential off road parking for one vehicle with further ample parking on street.

Overall this is a stunning individual home with viewing being the only way to truly appreciate both its accommodation and garden, all located within walking distance of the heart of this highly regarded and well served village.

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 ATTRACTIVE COTTAGE STYLE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'10" x 6'10" (5.44m x 2.08m)

A well proportioned initial entrance vestibule which is currently being utilised as a home office perfect for today's way of working, tucked away from the main accommodation, the room having spindle balustrade staircase rising to the first floor landing with useful shelved alcove beneath, attractive tiled floor, deep skirtings, double glazed window to the front, exposed beams to the ceiling and further cottage latch doors leading to:

GROUND FLOOR CLOAK ROOM

6'9" x 3'10" (2.06m x 1.17m)

Having a two piece contemporary suite comprising close coupled WC and contemporary unit with inset washbasin, chrome tap and tongue and groove effect splash backs, continuation of the tiled floor, exposed beams to the ceiling and double glazed window to the front.

DINING ROOM

14'2" x 11' (4.32m x 3.35m)

A versatile reception ideal as formal dining and leading into the kitchen as well as the sitting room. Further double glazed French doors also lead through into a conservatory which combines to create a fantastic versatile reception space. The focal point to the room is a chimney breast with attractive exposed brick feature fireplace with inset period stove, having alcoves to the side, heavily beamed ceiling, continuation of the tiled floor and double glazed door into the conservatory.

CONSERVATORY

9'9" x 8'5" max (2.97m x 2.57m max)

A useful addition to the property providing a further versatile reception space, having 3/4 height double glazed side panels with opening top lights and pitched polycarbonate roof, tiled floor, exposed internal brick and stone work and double glazed French doors into the garden.

Returning to the dining room a further cottage latch doors lead, in turn, into:

SITTING ROOM

17'1" x 12'4" (5.21m x 3.76m)

A delightful light and airy space benefitting from a dual aspect with double glazed windows to both the front and rear, having heavily beamed ceiling, exposed brick chimney breast with quarry tiled hearth and inset gas stove, alcove to the side, attractive oak stripped wood flooring, heavily beamed ceiling, deep pine skirtings and integrated electrically operated blinds.

KITCHEN

14'2" x 9'9" (4.32m x 2.97m)

An attractive space tastefully appointed and fitted with a generous range of bespoke farmhouse style wall, base and drawer units finished in heritage style colours with chrome fittings, butchers block preparation surface and useful butler's pantry, having undermounted Belfast style sink with chrome swan neck mixer tap and tiled splash backs, alcove designed for free standing fridge freezer, plumbing for dishwasher and washing machine, shelved alcove above housing the central heating boiler, feature fire surround with space for free standing cooker, tiled floor, heavily beamed ceiling, double glazed window and composite stable door leading into the rear garden.

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

FIRST FLOOR GALLERIED LANDING

22'5" x 7' (6.83m x 2.13m)

A particularly generous, light and airy space having attractive part pitched ceiling, two double glazed windows to the front, deep skirtings, space for a potential study area and further cottage latch doors leading to:

BEDROOM 1

13'2" x 10' (4.01m x 3.05m)

A well proportioned double bedroom benefitting from ensuite facilities, having attractive part pitched ceiling with exposed beams, deep skirtings, double glazed window to the front and a further cottage latch door into:

ENSUITE SHOWER ROOM

8'3" x 8'2" (2.51m x 2.49m)

Having a contemporary three piece suite comprising quadrant shower enclosure with sliding glass screen and wall mounted electric shower, close coupled WC and vanity unit with inset washbasin and chrome mixer tap, fully tiled walls, attractive period style column radiator and double glazed window to the rear.

BEDROOM 2

11'2" x 13'4" (3.40m x 4.06m)

A further double bedroom benefitting from a dual aspect with double glazed window to the front and rear, having part pitched ceiling with central beam, deep skirtings and chimney breast with alcove to the side.

BEDROOM 3

14'7" x 10'11" (4.45m x 3.33m)

A further double bedroom with a delightful aspect into the rear garden, having chimney breast with alcoves to the side, deep pine skirtings, part pitched ceilings with two central beams and double glazed window.

BATHROOM

14'5" x 9'10" (4.39m x 3.00m)

A particularly well proportioned room tastefully appointed with a contemporary suite which comprises a large panelled bath with chrome mixer tap, further wall mounted electric shower over and glass screen, close coupled WC and twin pedestal washbasins with chrome mixer taps and tiled splash backs, built in airing cupboard, deep skirtings and double glazed window to the rear.

EXTERIOR

The property occupies a really deceptive plot, generous by modern standards, which has been lovingly landscaped over the years to create a superb outdoor space perfect for families, entertaining or for the keen gardener. The property fronts the lane with the rear access via an integral garage.

GARAGE

20' x 10'10" max (7'7" min) (6.10m x 3.30m max (2.31m min))

Having attractive timber clad up and over electric door leading into a generous garage providing an excellent storage or workshop space, potentially large enough to accommodate a vehicle, having power and light, ceramic sink with hot and cold water and space for a tumble drier. A pair of timber doors proceed through to the:

REAR GARDEN

Of generous proportions being approximately 135' in length, having a westerly aspect to the side and, due to the size of the garden, it gets the sun for the majority of the day in different areas. An initial hard landscaped area is paved to create a wonderful outdoor terrace with timber framed outdoor entertaining/bar area and two fantastic timber outbuildings. The garden also encompasses an attractive raised pond with timber pergola above which leads into a further flagged and gravelled seating area screened by established trees, having well stocked borders with an abundance of trees and shrubs and also encompassing a further timber summer house with decked seating area to the fore which provides a sun trap during the summer months. Overall this is an idyllic outdoor space.

1ST TIMBER OUTBUILDING

19' long x 9'8" wide (5.79m long x 2.95m wide)

Having a pitched ceiling, power and light, windows to two elevations, exterior door and a further pair of timber doors interlinking into:

2ND TIMBER OUTBUILDING

23' x 9'8" (7.01m x 2.95m)

Providing a further versatile space, whether it be for an outdoor entertaining room, playroom, gym or simply as fantastic storage or a workshop area, having windows to both the front and rear elevations and a further ledge and brace door returning into the garden.

COUNCIL TAX BAND

South Kesteven District Council - Band tbc

TENURE

Freehold

ADDITIONAL NOTES

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

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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

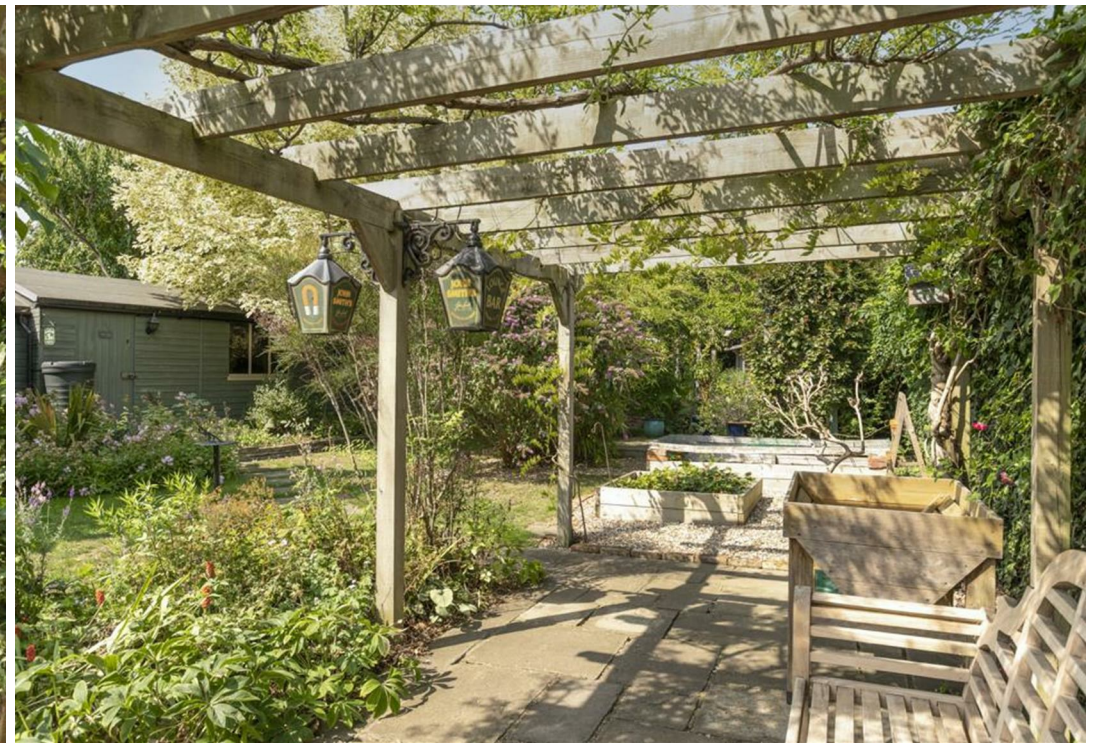
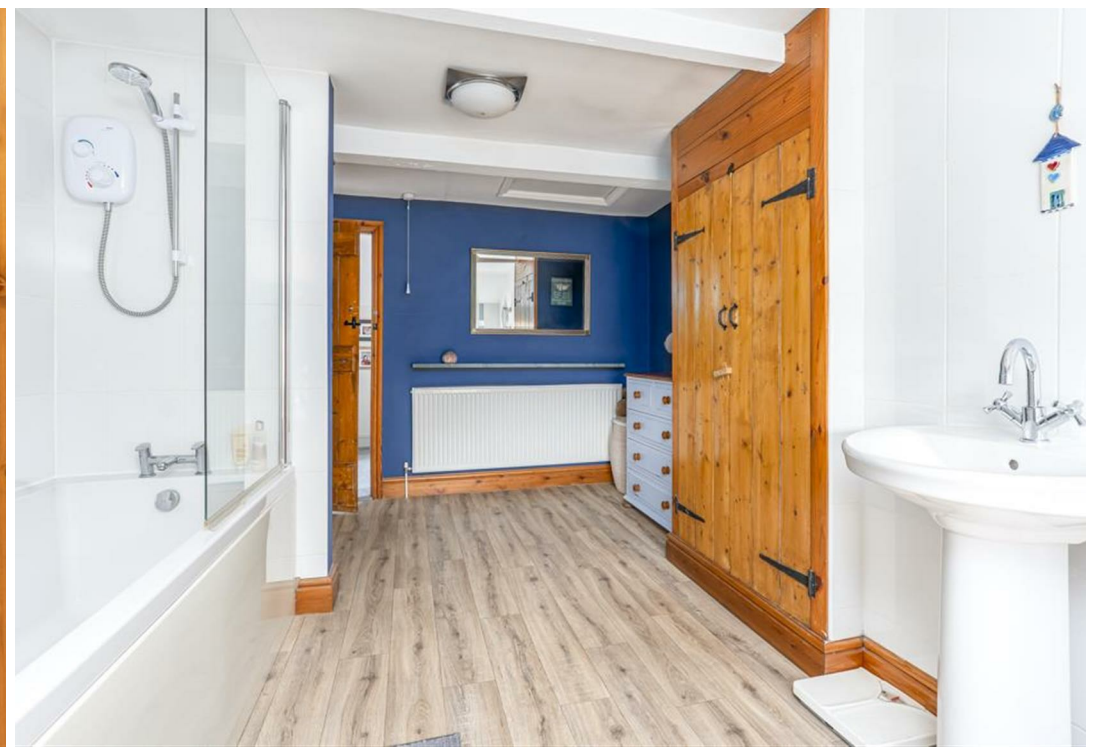
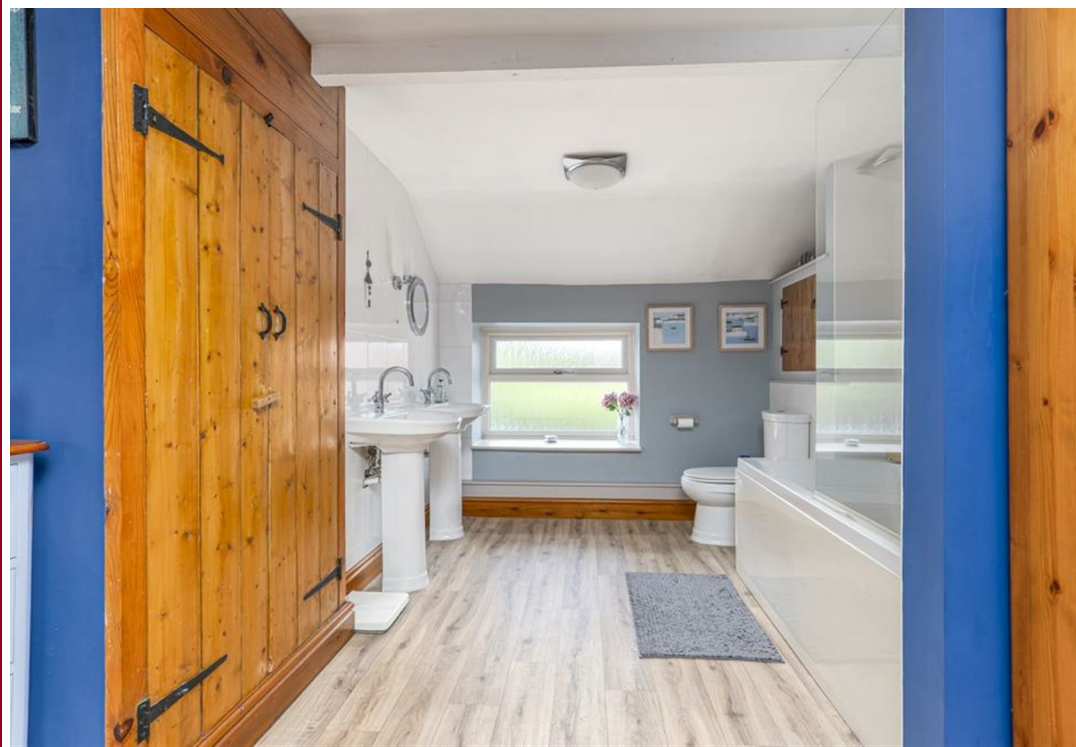






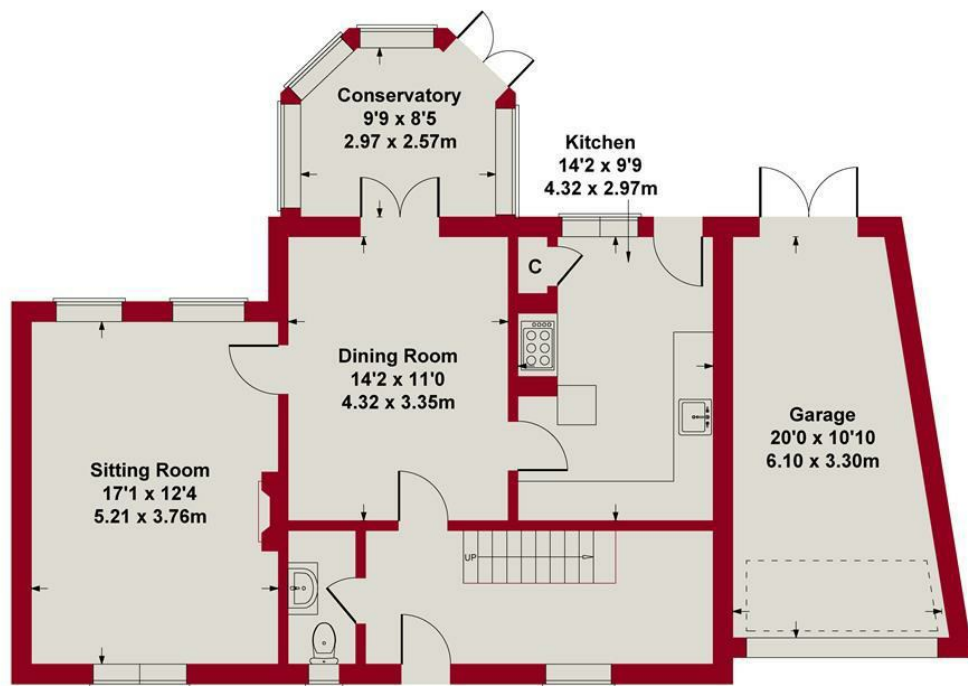












GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
76		
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		



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



RICS



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