



31 Main Road, Long Bennington, Newark,  
NG23 5DJ

**£469,950**  
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A spacious individually built detached three bedroom bungalow with master ensuite, dressing room, garage/workshop and plot extending to 0.25 acre or thereabouts. Local amenities include a Doctors Surgery, Public House, Restaurant, Co-operative Store and the Long Bennington Church of England Primary Academy. The property stands well back from the main village street with a long driveway, ample parking and a secluded rear garden. Long Bennington is situated midway between Newark 7 miles and Grantham 7 miles, with conveniently situated access points to the A1 trunk road.

The accommodation provides an entrance hall, 19ft lounge, open plan dining room, conservatory and 21ft kitchen with bay window. There are three bedrooms, two of which are double sized, master ensuite, steam room, dressing room and family bathroom.

The detached garage/workshop has an electric remote door. The property stands with a walled frontage, iron railings and a tarmac driveway with ample parking area.

The village of Long Bennington provides a broad range of local amenities including a modern well stocked Co-operative store, public house, restaurant, hairdressers, fish and chip shop and a modern doctors surgery. There are community facilities and the Long Bennington Church of England Primary Academy School has an excellent reputation. This school provides entry to the Lincolnshire grammar, high schools and secondary education. There are rail services on the main East Coast Railway Line from Newark and Grantham to London King's Cross and journey times of just over 75 minutes.

The property comprises a single storey bungalow dwelling constructed with cavity brick walls under a pitched tiled roof. There is an extension to the property constructed with cavity brick elevations under a flat roof. The property was thought to be constructed in the 1970's. Windows are replacement uPVC double glazed units. The detached garage is of brick construction under a pitched tiled roof. The property comprises in further detail as follows:

### ENTRANCE HALL

UPVC entrance door, radiator and tiled floor.

### LOUNGE

19' x 11' (5.79m x 3.35m)



Fireplace with brick surround and Jotul stove, radiator and glazed patio door to the conservatory.



### DINING ROOM

9'9 x 7'10 (2.97m x 2.39m)



Open plan with the lounge, radiator and glazed door to the kitchen.

### CONSERVATORY

14'0 x 10'6 (4.27m x 3.20m)



Centre opening French windows to the garden. Constructed on a brick base with uPVC windows, glass roof and a fan light unit.

### DINING/KITCHEN

20'11 x 10'11 (6.38m x 3.33m)  
(11'8 measured into the bay window)



Wall cupboard, base units, working surfaces incorporating a one and a half sink unit. Integrated electric oven and hob, radiator. Ceramic tiled floor.



### BEDROOM ONE

14'2 x 10'11 (4.32m x 3.33m)



Radiator, archway through to the dressing room.

### DRESSING ROOM

9'1 x 8'7 (2.77m x 2.62m)

Centre opening French windows to the garden, radiator.

### EN SUITE

11'6 x 8'6 overall (3.51m x 2.59m overall)



With 4' wide shower, fully tiled steam room with drainage, wash basin, cabinets and low suite WC. Chrome heated towel rail.

### BEDROOM TWO

10'3 x 10'0 (3.12m x 3.05m)



A double sized bedroom, radiator.

### BEDROOM THREE

10'11 x 7' (3.33m x 2.13m)



Radiator.



## BATHROOM

8' x 6' (2.44m x 1.83m)



Bath, pedestal basin, low suite WC. Tiled floor. Airing cupboard containing the Worcester gas fired central heating boiler (installed in 2022). Adjoining cupboard containing the hot water tank.

## OUTSIDE

### GARAGE/WORKSHOP

21'4 x 13'3 (6.50m x 4.04m)

Electric remote door, fluorescent light.



The property has a walled frontage with iron railings, a

tarmacadam driveway providing turning and parking areas. There is a rear patio and pond together with a lawned area.



## SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession will be given on completion.

## MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## VIEWING

Strictly by appointment with the selling agents.

## COUNCIL TAX

This property comes under South Kesteven District Council Tax Band D.

### Floor Plan

Approx. 116.7 sq. metres (1255.9 sq. feet)



Total area: approx. 116.7 sq. metres (1255.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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