



1 Kirtons Lane, Long Bennington, Newark,
NG23 5DX

£285,000
Tel: 01636 611811

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

A well maintained, extended 3/4 bedroom detached bungalow with off road parking and detached double garage, situated in a cul-de-sac location within the immensely popular village of Long Bennington. This spacious bungalow offers significant potential and the light and airy accommodation provides an entrance hall, lounge, dining area, conservatory, kitchen, hobby room/bedroom 4, three further bedrooms and a shower room.

The property has an enclosed and private garden with driveway providing ample parking and leading to the detached double garage. Central heating is gas fired and the property has double glazing throughout. The property is offered with no upward chain.

The village of Long Bennington is situated 7 miles equal distance from Newark and Grantham. There are nearby access points to the A1 dual carriageway. Railway stations at Newark and Grantham provide good connections to London Kings Cross with journey times of just over 75 minutes. The village primary school has an excellent reputation. The village is within the catchment area of Lincolnshire secondary schools including grammar and high schools. Local amenities include a modern doctors surgery, public house, restaurant, fish & chip shop and a very good, well stocked modern Co-operative store. There are hairdressers and a variety of social amenities.

The property is predominantly constructed of brick elevations under a pitched, tiled roof covering, with some areas of flat roof covering. The accommodation can be more fully described as follows:

ENTRANCE HALL

With UPVC double glazed bow window to the front elevation, separated from the lounge by a glazed partition. Open plan to the dining area.

DINING AREA

12'9 x 10'9 (3.89m x 3.28m)



With UPVC double glazed bow window to the front elevation and further UPVC sliding doors to the conservatory. There is an open plan aspect to the adjacent lounge. Radiator.

FURTHER VIEW



LOUNGE

18'10 x 12'8 (5.74m x 3.86m)



With UPVC double glazed window to the side elevation, electric fire with stone surround and two radiators.

CONSERVATORY

11'4 x 7'8 (3.45m x 2.34m)



With UPVC double glazed patio doors to the garden, tiled floor and polycarbonate roof.

KITCHEN

10'8 x 8'10 (3.25m x 2.69m)



With modern Shaker style fitted kitchen comprising of base units, drawers, work surfaces over and matching wall units. Integrated appliances include an electric oven, hob, extractor hood and fridge, with space for a washing machine. UPVC double glazed window to the side elevation and side access door to the garden. Tiled flooring.

FURTHER VIEW



HOBBY ROOM/BEDROOM FOUR

14'5 x 8'3 (4.39m x 2.51m)



This room would be suitable for a number of purposes, such as a recreation/hobby room, home office or additional bedroom. With UPVC double glazed window to the front elevation and UPVC double glazed door to the rear elevation. Worcester gas fired central heating boiler, radiator.

INNER HALL

With airing cupboard housing an immersion heater. Loft access hatch.

BEDROOM ONE

13'1 x 10'7 (3.99m x 3.23m)



With UPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

10'5 x 6'1 max (3.18m x 1.85m max)



With tiled floor and fully tiled walls, large shower cubicle with glazed doors and mermaid panel surround, low suite WC and pedestal wash hand basin with built in vanity cupboard. Obscure UPVC double glazed window to the side elevation, double radiator and towel radiator.

BEDROOM TWO

11'1 x 9'9 (3.38m x 2.97m)



With UPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

9'6 x 8' (2.90m x 2.44m)



With UPVC double glazed window to the side elevation, radiator.

OUTSIDE

The property benefits from a block paved driveway to the front, which extends along the side of the property, leading to a double garage and providing ample off road parking.

The low maintenance rear garden wraps around the bungalow to the side and front elevations. The garden is mainly hard landscaped with paved patios and paths with gravelled and planted borders and a lawned front garden area. There are walled and hedged boundaries along with a landscaped pond and water feature.

FURTHER VIEW



FURTHER VIEW



DRIVEWAY & DOUBLE GARAGE

18'8 x 15'7 (5.69m x 4.75m)



The block paved driveway provides access to a double garage, constructed of single brick elevations under a mono-pitch roof covering. With power and lighting connected, accessed via timber centre opening doors.

SERVICES

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

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

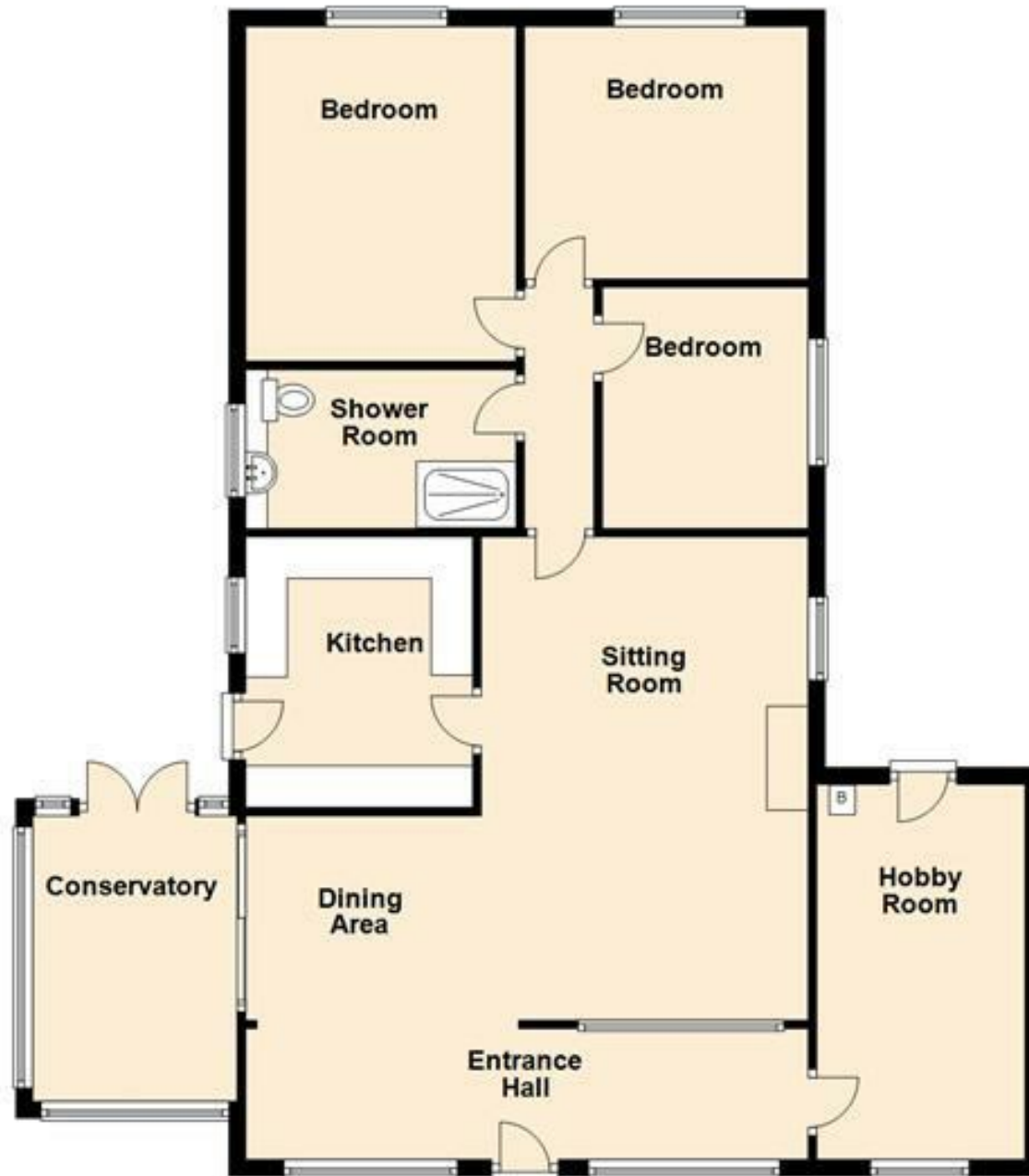
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under South Kesteven District Council Tax Band C.

Floor Plan

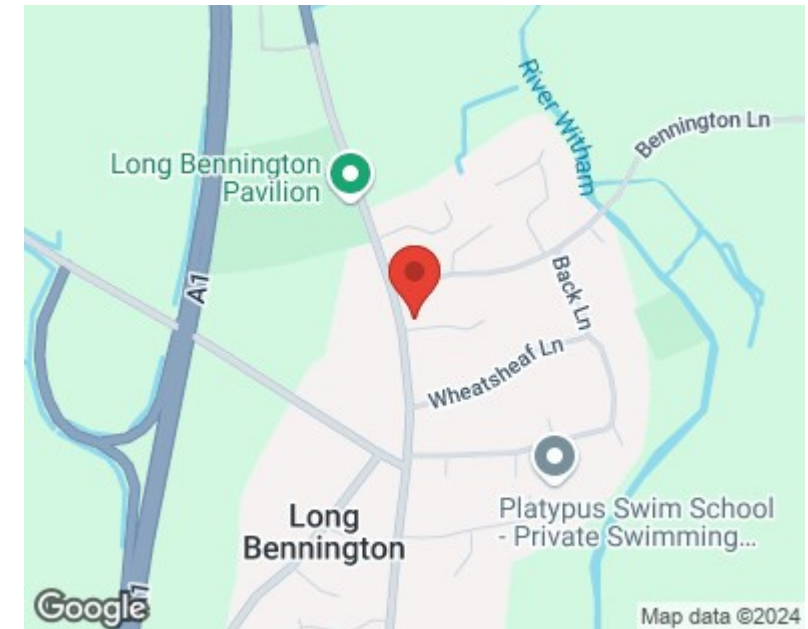
Approx. 103.9 sq. metres (1118.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(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



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



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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