



**Witham Bank Witham Road, Long
Bennington, Newark, Lincolnshire, NG23
5DS**

£700,000
Tel: 01636 611811

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

*** GUIDE PRICE OF £700,000 - £725,000 ***

** FILMED FOR A FORTHCOMING EPISODE OF ESCAPE TO THE COUNTRY **

A superb detached five bedroom family home which has been modernised and extended to a very high standard and has a riverside location on an elevated plot with stunning views of the surrounding countryside.

The living accommodation has the benefit of a gas fired central heating system, with a new boiler fitted in 2023 and double glazed windows. The superb living and dining kitchen extension has been designed to take advantage of the views and provides a contemporary family living space featuring a wood burning stove and high quality designer kitchen units and appliances. An opening from the kitchen leads to a separate dining area with window overlooking the garden and riverside, three further reception rooms include a spacious 23' formal lounge, a children's play/sitting room and a study which is ideal for those who work from home. The entrance hallway features clever closet under stairs storage solution with cloaks cupboard and shoe storage, downstairs WC with a designer white suite and a split face slate feature wall, laundry room and bedroom five. On the first floor the master bedroom features patio doors opening to the roof where you can enjoy the stunning views of the riverside and the surrounding countryside. There is a walk-in wardrobe and an en suite shower room with a designer suite including 'his and hers' wash hand basins and a double shower cubicle. There are two further double bedrooms which make ideal rooms for children or guests and bedroom four which could be used as a single bedroom or as currently a dressing room. The family bathroom has a re-fitted white suite.

Outside the property occupies a generous sized plot with the driveway at the front providing off road parking for several vehicles. To the rear the gardens are enclosed and private and are landscaped with a porcelain paved patio terrace to the rear of the house linking to the living kitchen extension. The majority of the gardens are laid to lawn and extend to the river frontage by the River Witham which is lined with willow trees and benefits from the views of the

adjoining countryside and towards to the Vale of Belvoir.

This home has it all with spacious and well designed living accommodation, ideal for a family or a couple, landscaped riverside located gardens with exceptional views and the village location has a range of excellent amenities. Viewing is highly recommended.

The village of Long Bennington is a sizeable community by-passed by the A1 trunk road and situated approximately 7 miles from Newark and 7 miles from Grantham. Amenities in the village include a primary school, a modern Co-op store, doctors surgery, three bar restaurant, a coffee shop, fish and chip shop and a hairdressers, conveniently situated railway stations at Grantham and Newark have trains connecting to London King's Cross with a journey time in just 75 minutes. Access points to the A1 dual carriageway are close by, Newark, Grantham, Lincoln and Nottingham are within commuting distance. There are footpaths and country lanes connecting to the beautiful surrounding countryside and local villages, ideal for those who enjoy walking and cycling.

Constructed of brick elevations under a tiled roof covering the living accommodation can be more fully described as follows:

GROUND FLOOR

ENTRANCE HALL

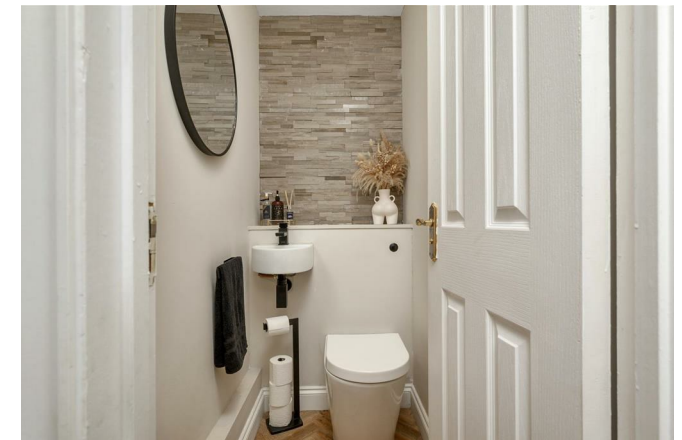
15'8 x 5'6 (4.78m x 1.68m)



UPVC double glazed front entrance door. Staircase with designer glass balustrade, clever closet storage solution providing integrated under stairs cloaks cupboard and shoe storage, herringbone design oak style Karndean flooring.

WC

5'5 x 2'11 (1.65m x 0.89m)



With re-fitted white suite comprising low suite WC, wash hand basin, part wall tiling, extractor fan and a feature wall with split face slate tiling, extractor fan.

LOUNGE

23'11 x 11'10 (7.29m x 3.61m)



UPVC double glazed window to the front elevation and French doors to the rear, leading to the elevated patio terrace. Two radiators and television point. Limestone fireplace surround, Dimplex Optimyst feature electric fire mounted on a slate hearth.



CHILDREN'S SITTING/PLAY ROOM

11'10 x 9'10 (3.61m x 3.00m)



With radiator, uPVC double glazed window to the front, oak style Karndean flooring, TV point.

STUDY

8'8 x 8'1 (2.64m x 2.46m)



UPVC double glazed window to the rear elevation, coved ceiling, oak style Karndean herringbone design flooring. Telephone point, radiator.

BOILER/LAUNDRY ROOM

6'11 x 8'7 (2.11m x 2.62m)

Oak herringbone design Karndean flooring, uPVC double

glazed side entrance door and window. Worcester gas fire central heating boiler (new in January 2023), plumbing for automatic washing machine, base cupboards, integrated washing machine (new in January 2023), working surfaces with inset stainless steel sink and drainer, wall cupboards, tall cupboard housing hot water cylinder, radiator.

BEDROOM FIVE

13'8 x 8'9 (4.17m x 2.67m)



A useful ground floor bedroom with uPVC double glazed window to the side elevation, laminate floor covering, electric underfloor heating.

OPEN PLAN KITCHEN & FAMILY ROOM

22'11" x 19'1" plus 7' x 4' (6.99m x 5.82m plus 2.13m x 1.22m)



This superb designer kitchen extension has two sets of sliding double glazed patio doors to the south east elevation and a picture window designed to connect to the patio terrace and take advantage of the views of the river and the beautiful surrounding countryside. Pedestal mounted multi-fuel stove, LED ceiling lights, herringbone design porcelain tiled floor with underfloor central heating, ceiling mounted speakers, range of taupe coloured designer kitchen units with base units, including cupboards and pan drawers, Dekton working surfaces, composite sink and drainer and Quooker hot water tap. Island unit with a range of pan drawers, Dekton working surfaces and a solid wood breakfast bar along the edge designed for casual dining and coffee breaks. Appliances include two AEG electric ovens, including a Pyrolytic clean electric oven and a combination microwave oven. Fitted to the island unit is an Elica Tesla induction hob with integral extractor, wall mounted cupboards in the corridor which links to the entrance hall. There is a continuation of the herringbone design porcelain tiles floor with underfloor central heating. Built-in range of tall units which include larder unit with cupboards and drawers, full height fridge and freezer, recessed working surfaces and LED lighting.

Squared opening and steps leading down to:



DINING ROOM

10' x 10' (3.05m x 3.05m)



UPVC double glazed window with elevated views of the river and countryside, herringbone designed porcelain tiled flooring with underfloor central heating, LED ceiling lights all make this a lovely family dining space.

FIRST FLOOR

LANDING

Velux roof light to the front, glass balustrade, built-in cupboard.

BEDROOM ONE

12'11 x 11'1 (3.94m x 3.38m)



Access to eaves storage cupboards, radiator, double glazed bi-fold patio doors give access to the roof, with superb views of the river and countryside.



WALK-IN WARDROBE

5'11 x 5'4 (1.80m x 1.63m)

With uPVC double glazed window to the front.

EN SUITE SHOWER ROOM

6'9 x 6'8 (2.06m x 2.03m)



Fitted with a designer white suite including his and hers ash hand basins with mono block chrome mixer taps, wooden counter top, gloss finish taupe vanity unit below with four drawers, low suite WC, chrome towel radiator, ceramic tiled floor, split face slate tiled feature wall, Velux roof light, LED down lights, extractor fan. Double shower cubicle with glass screen and flipper door, wall tiling, rain shower and hand shower.

BEDROOM TWO

15'11 x 10'4 (4.85m x 3.15m)



With uPVC double glazed windows to the rear elevation, river and countryside views, radiator.

BEDROOM THREE

14'9 x 9'9 (4.50m x 2.97m)



UPVC double glazed window to the rear and side, with river and countryside views, radiator and loft access hatch.

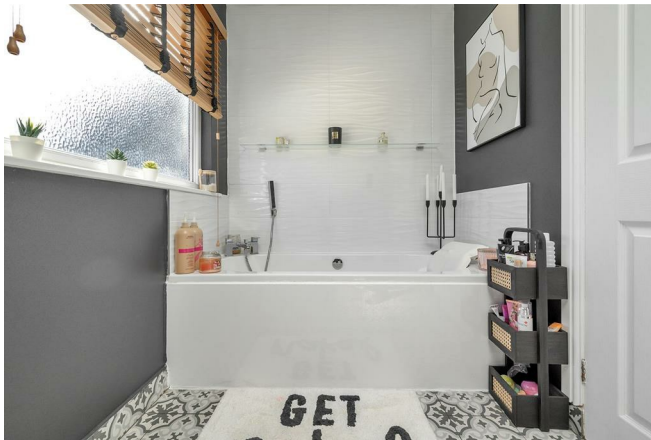
BEDROOM FOUR/DRESSING ROOM

9'11 x 6'10 (3.02m x 2.08m)

Velux roof light to the front, access to the eaves storage cupboard, radiator and loft access hatch.

FAMILY BATHROOM

9' x 5'6 (2.74m x 1.68m)



Two uPVC double glazed windows to the rear elevation. A new white suite was fitted in 2019/2020 and features low

suite WC, wash hand basin with a gloss white vanity unit and drawers below, panelled bath with chrome mixer tap and shower attachment. Large format tiles to one wall, designer patterned ceramic tiling to the floor, chrome towel radiator.

OUTSIDE



To the frontage there are brick pillars at the driveway entrance, with laurel hedging along the boundary, borders with mature trees, a large level gravelled driveway and hardstanding area provides off road parking for several vehicles. Wooden fence with gate gives access to the rear garden. There is a bin store area and timber garden shed. The superb landscaped gardens are laid to lawn and extend to frontage along with the River Witham which are lined with mature willow trees. A spacious elevated porcelain paved patio terrace to the rear of the house has patio doors connecting from the Living Kitchen and has been designed to take advantage of the superb views of the river and surrounding countryside. The garden enjoys privacy and is an ideal space for outdoor entertainment and for all to enjoy time by the riverside.





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.

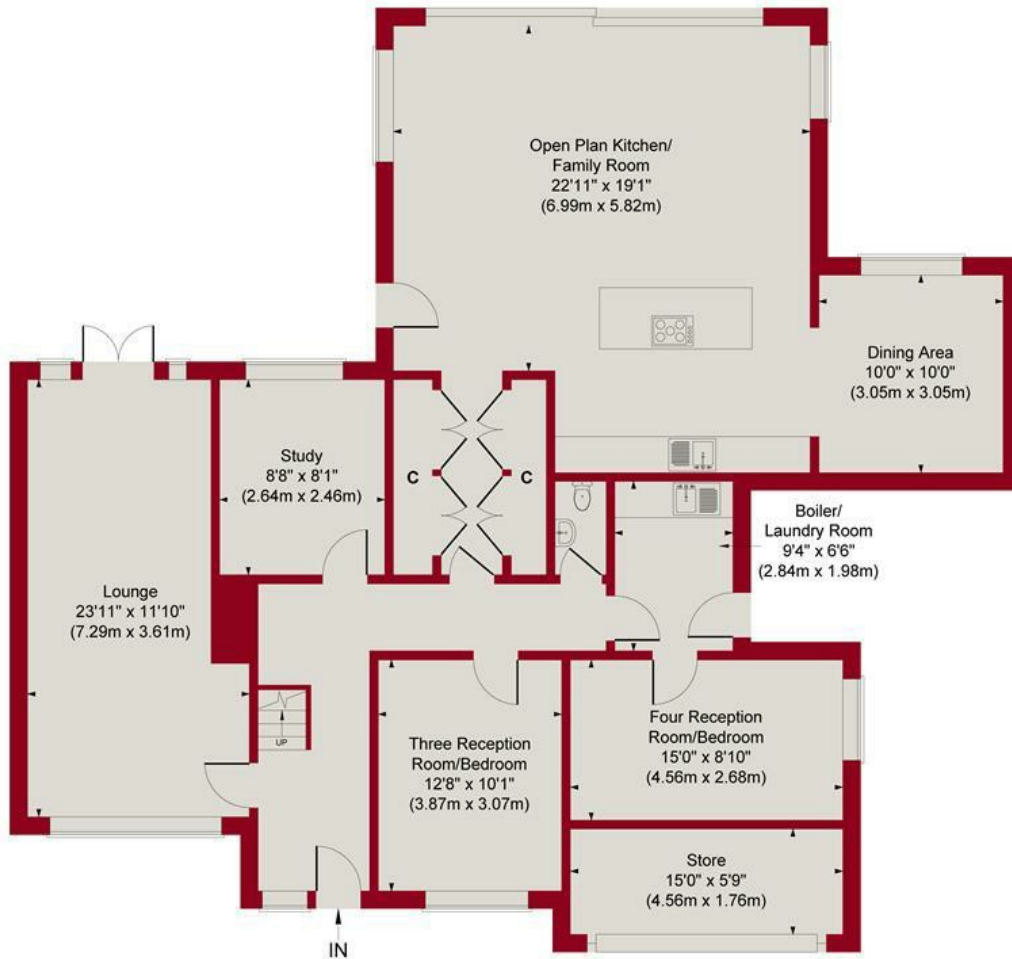
VIEWING

Strictly by appointment with the selling agents.

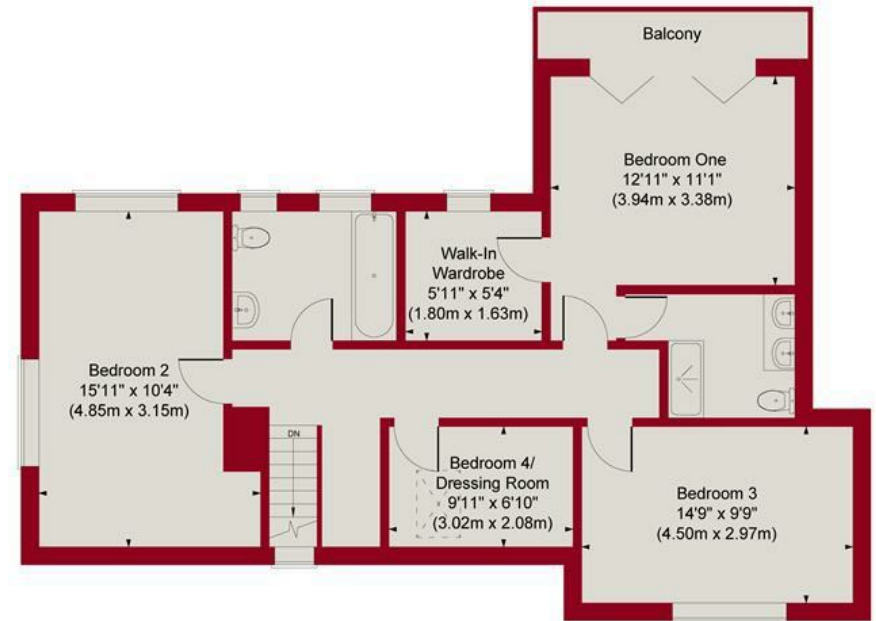
COUNCIL TAX

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

Witham Bank, Long Bennington NG23 5DS
Approximate Gross Internal Area = 247 sq.m/2662 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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



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