



11 Winters Lane, Long Bennington, Newark,
NG23 5DW

£350,000
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**** ONE NOT TO BE MISSED ****

A superbly presented detached three bedroom family home which has recently had significant improvement by the current owners.

Situated on a spacious plot and with landscaped gardens the property is situated within a sought after village location. The living accommodation has the benefit of an oil fired central heating system, and there are uPVC double glazed windows.

The accommodation comprises 17' lounge featuring a limestone fireplace and wood burning stove. The dining kitchen is now open plan with ample space for a dining table and fitted with a range of attractive gloss finish units with appliances. There is a rear porch which leads to a WC and a utility room which is recently converted from part of the garage. The front part of the garage remains and is suitable for storage. To the first floor there are three family sized bedrooms and a bathroom which has been refitted with a new white suite and tiling.

Outside, the property occupies a generous sized plot with a new block paved driveway to the frontage providing off road parking for several vehicles. To the rear is a pleasant and secluded garden with patio terrace and a spacious lawn which has been reurfed and there are well stocked borders. The house would be ideal for a couple or family seeking a superbly presented and modernised home in a well served village location. Viewing is recommended.

The village of Long Bennington is conveniently situated close to access points for the A1 dual carriageway and within commuting distance of Newark, Grantham, Bingham and Nottingham. Newark and Grantham railway stations have fast trains connecting to London King's Cross with journey times around 1 hour 30 minutes. There are amenities in the village including a primary school, modern Co-op store, medical centre, coffee shop, three pubs, fish and chip shop and an Indian takeaway. The catchment area incorporates Lincolnshire secondary schools with grammar schools in Grantham and Sleaford. The beautiful surrounding countryside can be accessed by country lanes and public footpaths with miles of rural walks connecting

to the neighbouring delightful villages.

The house is constructed with cavity brick elevations under a tiled roof covering. There is a flat roof over the garage and utility room which has a new roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

LOUNGE

17'10 x 10'10 (5.44m x 3.30m)



With uPVC double glazed window to the front elevation, radiator, laminate floor covering and cove ceiling. There is a new limestone fireplace and a new wood burning stove. Wall mounted television point. UPVC French doors give access to the patio and rear garden.



OPEN PLAN DINING KITCHEN

17'10 x 14'6 (5.44m x 4.42m)



This room has had a wall removed to make it open plan and additional kitchen units have been added to make a lovely modern family kitchen. There is space for a dining table. UPVC double glazed windows to the front and rear elevations. UPVC double glazed front entrance door. There is a range of fitted gloss finish kitchen units comprising base cupboards and drawers with deep pan drawers and magic corner with pull out shelves, star granite working surfaces and splash back returns over with inset composite sink and drainer. Range of new gloss white tall units

incorporating tall cupboards, shelving and a fridge freezer. Fitted Electrolux appliances include a dishwasher, combination microwave oven, electric fan oven, induction hob with an AEG extractor over.



REAR ENTRANCE PORCH

5'9 x 3' (1.75m x 0.91m)

Ceramic tile floor covering, composite double glazed rear entrance door.

WC

5'9 x 3' (1.75m x 0.91m)

Grey stone effect ceramic tile flooring, modern white suite with low suite WC and wash hand basin with mixer tap and a gloss grey vanity cupboard under. There are fully tiled walls and a uPVC double glazed window.

UTILITY ROOM

This room has been created by the garage being part divided and makes a useful utility room with base cupboards, working surfaces over, plumbing and space for an automatic washing machine. LVT flooring, electric consumer unit.

FIRST FLOOR

LANDING

11'4 x 7'7 (3.45m x 2.31m)

Radiator, uPVC double glazed window to rear elevation. Loft access hatch.

BEDROOM ONE

11'7 x 9'11 (3.53m x 3.02m)

(plus 5'8 x 2'6)



UPVC double glazed window to front elevation, radiator. Laminate floor covering. Built in double wardrobe with mirrored doors.

BEDROOM TWO

9'11 x 9'9 (3.02m x 2.97m)



UPVC double glazed window to front elevation, radiator. Fitted triple bay wardrobe with mirrored doors.

BEDROOM THREE

7'11 x 7'7 (2.41m x 2.31m)



UPVC double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7'6 x 5'10 (2.29m x 1.78m)



This bathroom has been fitted with a new white contemporary design suite complimented by new wall tiling. The suite comprises a low suite WC, pedestal wash hand basin with a chrome Bristan mixer tap, P-shaped bath with mixer tap and shower over, glass shower screen, tiling to splash backs, grey stone effect ceramic floor tiling. UPVC double glazed window to rear elevation. Airing cupboard housing hot water cylinder and latted shelving.

OUTSIDE

SINGLE GARAGE/STORE

With up and over door. The garage has been part divided to create a utility room. Integral storage shed housing the Grant oil fired central heating boiler. Access door to rear garden.



To the frontage there is a new blue brick paved driveway with ample parking for cars. Landscaped gravel area and bin storage area. Brick built boundary wall to the frontage. There is a timber framed Dunster House canopy storm porch leading to the front door. There is a wooden fence with gate leading to the side of the house where there is a paved area and the new bunded oil storage tank.



The spacious and secluded rear garden has a stone paved patio terrace connecting to the rear of the house, a good sized lawned area which has been returned, gravelled borders planted with trees and shrubs. There is a small circular cobbled feature terrace suitable for a table in the centre of the lawned garden.

To the rear of the plot is a paved area, timber built summer house with decking and a timber garden shed which has a new rubber roof.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired with a Grant oil fired central heating boiler located in the outbuilding.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

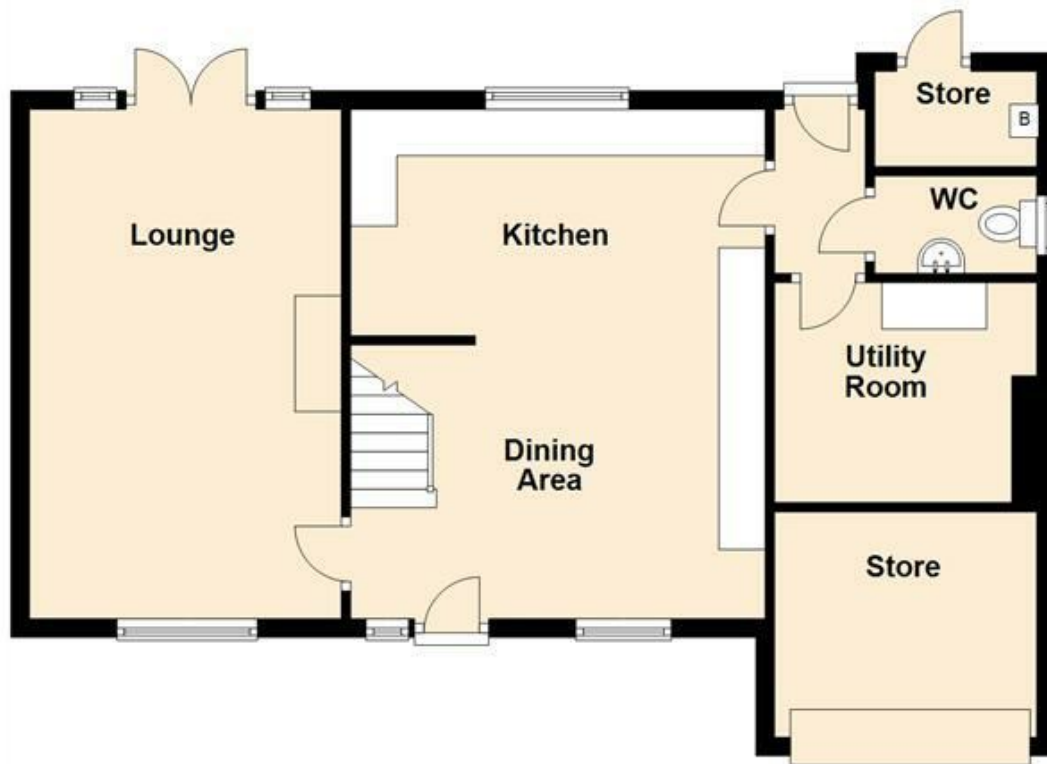
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

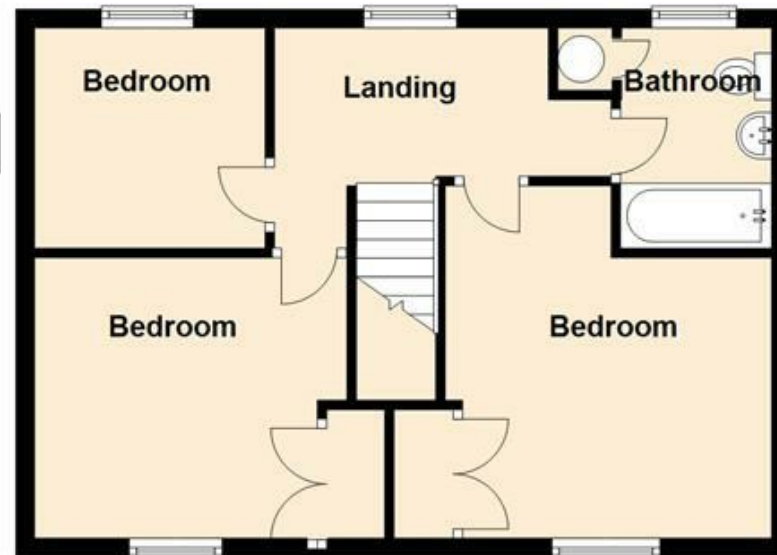
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
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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