

16 Elm Close, Long Bennington, Newark, NG23 5EZ

**£325,000** Tel: 01636 611811



A detached 3 bedroomed bungalow with conservatory extension integral garage, gas fired central heating and a pleasant low maintenance south facing garden backing onto open fields.

The property has a pleasant cul-de-sac location with bungalows in the immediate vicinity and local amenities including a Co-operative store, Doctors surgery, public house, restaurant, hairdressers, primary school and bus services. The village is situated with easy access to the A1 trunk road, equidistant between Newark 7 miles and Grantham 7 miles.

The accommodation provides an entrance porch, entrance hall, 21ft 6inch lounge, conservatory with French doors to the garden, kitchen with appliances, utility room, inner hall, 3 bedrooms, bathroom and separate WC. The integral garage has a remote electric door. The gross internal area of the bungalow is 1,150 sq. ft.

The property is conveniently situated within a short walking distance of a modern well stocked Co-operative store, public house and restaurant. The village amenities also include hairdressers, fish & chip shop, a modern Doctors surgery and community facilities. There are rail services on the main east coast line from Newark & Grantham to London Kings Cross, and journey times of just over 75 minutes.

The bungalow was built circa 1978 with cavity brick elevations under a pitch tiled roof. There is an integral single garage with flat mineralised felt roof covering. A lounge extension was constructed in 1986 and the conservatory constructed in 2004 with brick base, uPVC windows and polycarbonate roof. The bungalow offers well planned easily worked accommodation, together with a low maintenance garden, ample parking space and pleasant surroundings exclusively with detached bungalows in this low density area.

The following accommodation is provided:

## **ENTRANCE PORCH**

With centre opening doors and quarry tiled floor.

#### **ENTRANCE HALL**

With cupboard containing the Glow-Worm gas fired central heating boiler and hot water cylinder.

#### LOUNGE

21'6 x 13'4 (6.55m x 4.06m)



(17' maximum into the door recess) Fireplace with Oak surround, mantle, fitted electric fire, 2 radiators.



#### **CONSERVATORY**

14'10 x 9'2 (4.52m x 2.79m)

UPVC window and centre opening French doors, tiled floor and polycarbonate roof.

#### **KITCHEN**

10 x 9'10 (3.05m x 3.00m)



Wall units, base units, working surfaces incorporating a stainless-steel sink unit and drainer. Fitted electric hob and electric oven UPVC rear entrance door



#### **UTILITY ROOM**

15'5 x 5 (4.70m x 1.52m)

With front and rear entrance doors, plumbing for washing machine.

# **INNER HALL**



With laminate floor.

# **BEDROOM ONE** 11'1 x 10'1 (3.38m x 3.07m)



(Excluding the door recess), Bow window, radiator and laminate floor.

# **BEDROOM TWO** 11'10 x 11'5 (3.61m x 3.48m)



Bow window, radiator, laminate floor.

# **BEDROOM THREE**

8'10 x 7'11 (2.69m x 2.41m)



With radiator and laminate floor.

## **INNER LOBBY**

## **BATHROOM**

6'7 x 6' (2.01m x 1.83m)



Bath with electric shower over, basin with cabinets, radiator and fully tiled walls.

## SEPARATE WC

With low suite WC, basin and half tiled walls.

#### GARAGE

16'6 x 8'6 (5.03m x 2.59m) With remote electric door.



# **COUNCIL TAX BAND**

C with South Kesteven District Council.

## **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.

## **FURTHER INFORMATION**

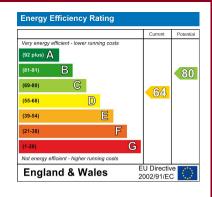
- 1, The boiler was serviced 18th July 2024 and a certificate is available.
- 2. The electric garage door is serviced June 2023 and batteries replaced in the fob.
- 3. An electrical survey on the property has been carried out and there is a satisfactory NICEIC Certificate.

Floor Plan Approx. 106.9 sq. metres (1139.7 sq. feet)



Total area: approx. 105.9 sq. metres (1139.7 sq. feet)







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