



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

£325,000  
Tel: 01636 611811

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

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. 105.9 sq. metres (1139.7 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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