



16 The Meadows, Long Bennington,
Newark, NG23 5EL

Asking Price £365,000

Tel: 01636 611 811

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

Situated in the charming village of Long Bennington, this delightful three bedroom detached chalet-style family home offers a perfect blend of comfort and modern living. Recently, the property has been thoughtfully refurbished and modernised, with new kitchen, bathroom, decor and carpets, electrical rewire, new plumbing and central heating boiler, making a thoroughly modern home.

The home offers a versatile layout with three well-proportioned bedrooms, including a flexible ground floor bedroom/sitting room, and a well appointed bathroom, making it an ideal choice for young families or those looking to downsize. The spacious 17' living room provides a welcoming atmosphere, perfect for enjoying quiet family evenings. The superb open-plan dining kitchen is a standout feature, designed and fitted with a comprehensive range of modern units and appliances to be both functional and stylish, also there is space for a dining table, making an ideal room for family and entertaining guests. Additionally, there is a study, perfect for those working from home and a useful utility room.

Outside, the property benefits from a driveway with parking for several cars and a rebuilt garage, to the rear are secluded gardens and a lovely patio terrace, providing an excellent space for outdoor relaxation and entertaining during the warmer months.

This property is not just a house; it is a home that offers a peaceful retreat in a desirable location close to excellent amenities. Whether you are starting a family or seeking a quiet place to enjoy your retirement, this charming residence in The Meadows is sure to meet your needs. Don't miss the opportunity to make this delightful property your own.

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 15 minutes. There are amenities in the village including a primary school, modern Co-op store, medical centre, coffee shop, three pubs, two

takeaways plus other amenities. 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 delightful neighbouring villages.

The property is constructed with brick elevations under a tiled roof covering with a flat roof extension at the rear and rubber roof covering. The central heating is gas fired and the windows are UPVC double glazed. The living accommodation is arranged over 2 levels and described in more detail as follows.

GROUND FLOOR

ENTRANCE HALL



Composite double glazed entrance door, uPVC double glazed obscure glass side window. LED lighting, staircase to first floor with oak handrail and contemporary design glass insets.

WC



Contemporary design white suite including a wall mounted low suite WC, wash hand basin with mixer tap and vanity cupboard below. Amtico flooring, extractor fan, uPVC double glazed window to side elevation, heated chrome towel radiator.

LIVING ROOM

17'3 x 10'7 (5.26m x 3.23m)



UPVC double glazed window to front elevation, radiator. LED ceiling lights, two built in cupboards, media centre with recess for wall mounted television. Wooden part glazed centre opening doors to study.



STUDY

7'6 x 7'11 (2.29m x 2.41m)



Radiator and LED ceiling lights. An ideal room for those who work from home.

OPEN PLAN DINING KITCHEN

15'6 x 11'2 (4.72m x 3.40m)
(plus corridor measuring 11'9 x 2'11)



Radiator, uPVC double glazed bifolding patio doors to the rear elevation connect to the patio terrace and rear garden. Range of attractive Shaker design modern kitchen units comprising base cupboards and drawers. Tall larder unit with shelving and integral fridge freezer. Additionally there is a built in dishwasher and electric double oven. Quartz working surfaces with inset ceramic sink, island unit incorporating additional base cupboards and drawers. Quartz working surfaces over and induction hob with integral downdraught extractor. There are eye level wall mounted storage units, under unit lights, LED ceiling lights, Amtico flooring, space for a dining table. Lantern style roof light, corridor leading to utility room with radiator. Integral bins, Amtico flooring and a useful built in store cupboard.



UTILITY ROOM

14'1 x 4'7 (4.29m x 1.40m)



High level uPVC double glazed side window. Modern Shaker design units comprise base cupboards with Quartz working surfaces over, ceramic sink, tall larder cupboard and additional tall cupboard housing the main gas combination boiler which was fitted in December 2023. Amtico flooring, LED ceiling lights. Space for a washing machine and tumble dryer.

SITTING ROOM/BEDROOM THREE

11'9 x 8'10 (3.58m x 2.69m)



Versatile room which can be used as a ground floor bedroom or sitting room. UPVC double glazed side window, LED ceiling lights, television point, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

12'10 x 10'10 (3.91m x 3.30m)



UPVC double glazed window to front elevation, radiator, panelled dado to one wall, tv point, double power point. LED ceiling lights, built in double wardrobe with sliding mirrored doors, hanging rail and shelf.



BEDROOM TWO

10'9 x 9'1 (3.28m x 2.77m)



Panelled dado to one wall, radiator, uPVC double glazed window to rear elevation. Built in triple wardrobe with sliding mirrored doors and internal shelving. LED ceiling lights, television point.



BATHROOM

6'6 x 6'11 (1.98m x 2.11m)

(plus shower cubicle 3'4 x 2'11)



UPVC double glazed window to side elevation, wood effect ceramic tiled flooring, extractor fan. LED ceiling lights, wall mounted heated chrome towel radiator. Part tiled walls. This bathroom is fitted with a well appointed contemporary design white suite including low suite WC, Butler's style wash hand basin with mixer tap and vanity unit under. Neatly integrated shower cubicle built into a recess, fully tiled wall incorporating a recessed shelf for storage of shampoo and shower gel bottles, rain head and hand shower, shower tray. Panelled bath with tiling to splashbacks, wall mounted tap and controls, integrated shelving for towel storage at the side of the bath.



OUTSIDE

The property is well positioned in a 'no through road'. To the frontage there is an open plan garden laid to lawn, planted with shrubs and a monkey-puzzle tree. Level tarmacadam driveway with block paved edgings provides ample off road car parking for up to four vehicles and leads to the single garage.

SINGLE GARAGE

This garage has been mostly rebuilt and is constructed with brick and block elevations with wood effect composite cladding to one wall. There is an electric roller shutter door to the front. Personal door to the side, LED strip light and double power point.



The secluded rear garden is enclosed with close boarded wooden fencing to the boundaries. There is a raised paved patio terrace connecting to the kitchen at the rear of the house, retaining wall and steps down to garden which is laid to lawn and well screened by mature trees including conifer, apple and a bay tree creating a secluded environment.



TENURE

The property is freehold.

SERVICES

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

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.

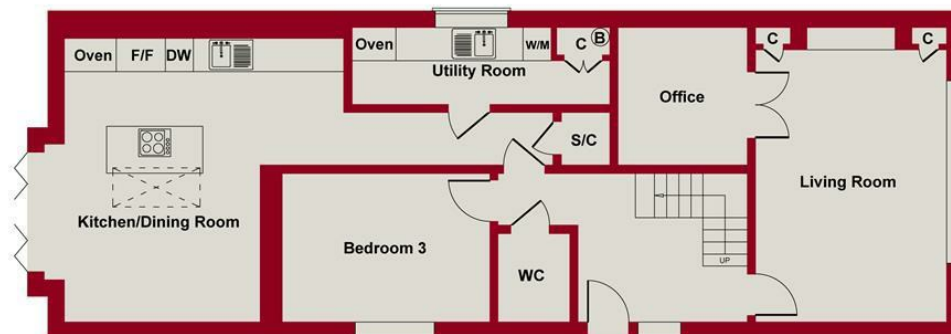
COUNCIL TAX

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

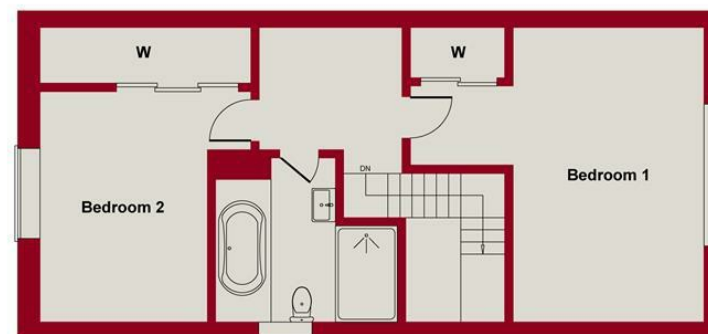
Approximate Gross Internal Area
1453 sq ft - 135 sq m
(Excluding Garage)



GARAGE



GROUND FLOOR



FIRST FLOOR


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (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 611 811



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

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