



**4 Pinfold Court, Long Bennington, Newark,  
NG23 5JW**

**GUIDE PRICE £650,000 - £675,000**

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\*\*\*Price Guide; £650,000-£675,000\*\*\*

A fine executive style 4 Bedroom family home built in the Georgian architectural style and well positioned in this quiet and exclusive courtyard. The interior offers spacious living accommodation with four large reception rooms, a family sized dining kitchen, together with four spacious bedrooms, three en-suite bathrooms and a family bathroom.

The property features a grand reception hallway with the fine oak staircase leading to the first floor with gallery landing which has a full height ceiling and an arched reveal with feature window in the roof. The living accommodation is well presented with good quality modern fittings to the kitchen and bathrooms.

Pinfold Court is an exclusive cul-de-sac containing just four executive homes. The property occupies a generous sized plot with a double garage, spacious driveway and front garden. To the rear there are enclosed and private south west facing gardens with lawn and patio terrace. This home would be ideal for a family seeking a large detached house in a well-served village location in the catchment for Lincolnshire schooling. The property offers in the region of 2,766 sq.ft (257 sq.m) of net internal living accommodation arranged over two levels and viewing is highly recommended.

Long Bennington is a well-served village with amenities including primary school which is well regarded and rated Good by Ofsted, a Co-op store, medical centre, coffee shop, three pubs, fish and chip shop and an Indian takeaway. The catchment area incorporates Lincolnshire secondary schooling. There are Grammar schools at Grantham and Sleaford. There is easy access to the A1 dual carriageway and Newark Northgate and Grantham railway stations which have fast LNER train services connecting to London King's Cross with journey times in the region of 75 minutes. The nearby town of Newark has supermarkets including Waitrose, Asda, Morrisons, Aldi and a recently constructed Lidl store at Balderton.

The property is constructed of brick elevations under a slate

roof covering with parapet walls. There is a fine stone Portico entrance porch. The central heating system is gas fired with underfloor heating to the ground floor and radiators to the first floor rooms. Solar panels have been fitted which attract Feed-in Tariff payments (FIT). There is a rainwater catchment system with underground storage tank which is used to feed the outside tap and internal toilet cisterns. There are wooden double glazed sash design windows.

The living accommodation can be further described as follows:

### GROUND FLOOR

#### RECEPTION HALLWAY

21' x 12'4 (6.40m x 3.76m)



At the front a stone Georgian style portico entrance leads to a set of fine wooden panelled centre opening doors with fanlight above, opening into this grand reception hallway which has a superb centre dividing solid oak staircase leading to a first floor gallery landing. There are porcelain floor tiles throughout and deep ceiling cornices.

#### W.C

Fitted with a white suite including a low suite W.C and wash hand basin. Ceramic floor tiles and extractor fan.

### LOUNGE

21'5 x 14'4 (6.53m x 4.37m)



This comfortable and spacious reception room has 2 double glazed windows and a set of french doors leading to the rear garden. There is oak flooring and deep ceiling cornices and a contemporary design gas living flame fire inset to the wall.



### FAMILY SITTING ROOM

14'4 x 12' (4.37m x 3.66m)



A pleasant family or play room with 3 double glazed windows to the front and side, wood flooring and deep ceiling cornices.

### STUDY

14'4 x 8'11 (4.37m x 2.72m)



This front facing room has 3 double glazed windows and makes an ideal work form home space. There is wood flooring and a useful built in cupboard.

### DINING ROOM

17'6 x 12'3 (5.33m x 3.73m)



This lovely family dining room incorporates a 'band stand' design walk in bay with double glazed windows and french doors leading to the rear garden. There are porcelain floor tiles throughout and ceiling cornices. A set of part glazed wooden centre opening doors lead to the kitchen.

### OPEN PLAN DINING KITCHEN

14'4 x 12'2 (4.37m x 3.71m)

(plus 7'3 x 6'9)



This modern open plan kitchen has wooden double glazed french doors leading to the rear garden and a double

glazed window to the side. The floor has porcelain tiles throughout and there are a comprehensive range of fitted kitchen units with a gloss finish, comprising base units with cupboards and drawers, granite working surfaces above with an inset stainless steel one and a half bowl sink and drainer unit.

The granite surface also extends to a corner breakfast bar, ideal for a family to dine with comfort and convenience. Additionally there is a double larder cupboard, space for an American style fridge and a range of wall mounted cupboards. Appliances include an integral dishwasher, CDA cooking range with gas hob and electric oven and an extractor above.

Part glazed wooden centre opening doors conveniently connect to the dining room.

### UTILITY ROOM

7'11 x 6'7 (2.41m x 2.01m)

Fitted with gloss finish base and wall cupboards and a tall cupboard with shelving. There are working surfaces over the base cupboards with an inset stainless steel sink unit with drainer and wall tiling to the splash backs. Plumbing and space for washing machine and tumble dryer. Double glazed window and side entrance door, leading to the driveway.

## FIRST FLOOR

### GALLERY LANDING

21'6 x 12'3 (6.55m x 3.73m)



This is an impressive gallery landing with an oak hand rail and balustrades all around, and a full height ceiling with an arched reveal and feature high level window in the roof. Built in airing cupboard with slatted shelves and hot water tank. Two radiators.



### BEDROOM 1

18'10 x 14'4 (5.74m x 4.37m )

Measurement narrowing to 12'11.



This impressive principal bedroom suite has four double glazed windows to the rear and side elevations and two radiators. There are doors leading to the dressing room and the luxurious en suite bathroom.

### DRESSING ROOM

5'8 x 4'6 (1.73m x 1.37m)

This room has two fitted double wardrobes and a radiator, there is a light tunnel and Velux roof light.

### EN-SUITE BATHROOM

12'3 x 10'2 (3.73m x 3.10m)



This luxurious en-suite bathroom incorporates a walk in 'band stand' style bay and three double glazed windows. The white suite comprises of low suite W.C, his and hers wash hand basin basins with vanity cupboards under and a free standing centre bath. Additionally, there is a shower cubicle with wall tiling, a glass door and overhead rain shower plus a hand held shower. The floor has ceramic tiling throughout and the walls are part tiled. Radiator and heated chrome towel radiator.

### BEDROOM 2

14'5 x 10'4 (4.39m x 3.15m)



This pleasant room has three double glazed windows to the front and side elevations, a built in wardrobe, radiator and loft hatch.

### EN-SUITE SHOWER ROOM

6'8 x 5'6 (2.03m x 1.68m)



This shower room has a corner shower enclosure with overhead rain and hand held shower heads, tiled walls and screen doors. The white suite comprises a low suite W.C and a pedestal wash hand basin. Wall mounted heated chrome towel radiator, extractor fan and ceiling lights.

### BEDROOM 3

13'11 x 10'11 (4.24m x 3.33m)



+ (5'5 x 3'9) This double bedroom has three double glazed windows at the rear a built in double wardrobe and Radiator.

### EN-SUITE BATHROOM

7'1 x 5'7 (2.16m x 1.70m)



This bathroom is well appointed with a white suite comprising a P-shape bath with mixer tap and wall mounted shower, wash hand basin with vanity cupboard under and a low suite W.C. The floor and walls are fully tiled. There is an extractor fan, chrome heated towel rail and double glazed side window.

### BEDROOM 4

11'5 x 9'7 (3.48m x 2.92m)

(plus recess 6'1 x 4'9)



This pleasant double room is ideal for guests and has three double glazed windows to the front and side elevations. Built in double wardrobe, radiator and loft hatch.

### FAMILY BATHROOM

8'4 x 5'10 (2.54m x 1.78m)



Fitted with a white suite with a P-shape bath with shower over and shower screen, wash hand basin and vanity cupboard under, and a low suite W.C. The walls and floor are fully tiled. There is an extractor, chrome heated towel radiator and light tunnel with Velux roof light.

## OUTSIDE



The property occupies a generous sized plot within this exclusive courtyard with just the four luxury homes. To the side of the house is a block paved driveway with accommodation for at least four cars and a double garage. The front garden has a centre paved pathway leading to the front door and a stone Georgian style Portico entrance porch. The front garden is laid to lawn and has a boundary hedgerows.

The rear garden is enclosed with a large lawned area and a paved patio terrace, the garden has a south westerly aspect, an area of garden also extends along the north side of the house. The garden is well screened with trees and shrubs along the rear boundary. This south west facing garden can benefit the afternoon sun and although this garden is a good size it can be easily maintained and enjoys a good degree of privacy.



### DOUBLE GARAGE

19'9" x 18' (6.02m x 5.49m)



This is a semi detached brick built double garage with two electrically operated up and over doors, a part boarded loft storage space over and Power and light is connected. There is a sink unit with cold water tap and a hot water heater and tap.

### 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.

### 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.

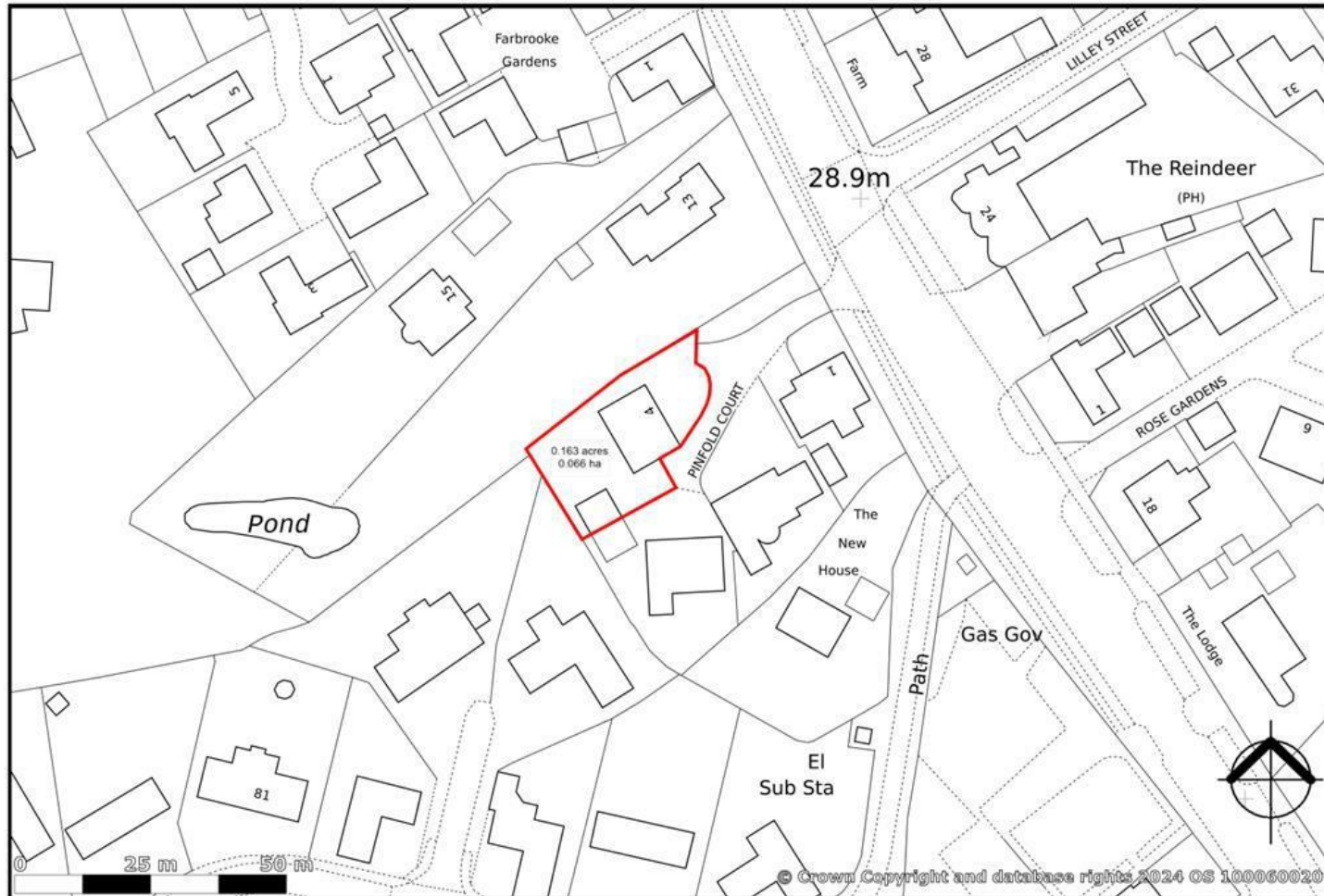
### POSSESSION

Vacant possession will be given on completion.

### COUNCIL TAX

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

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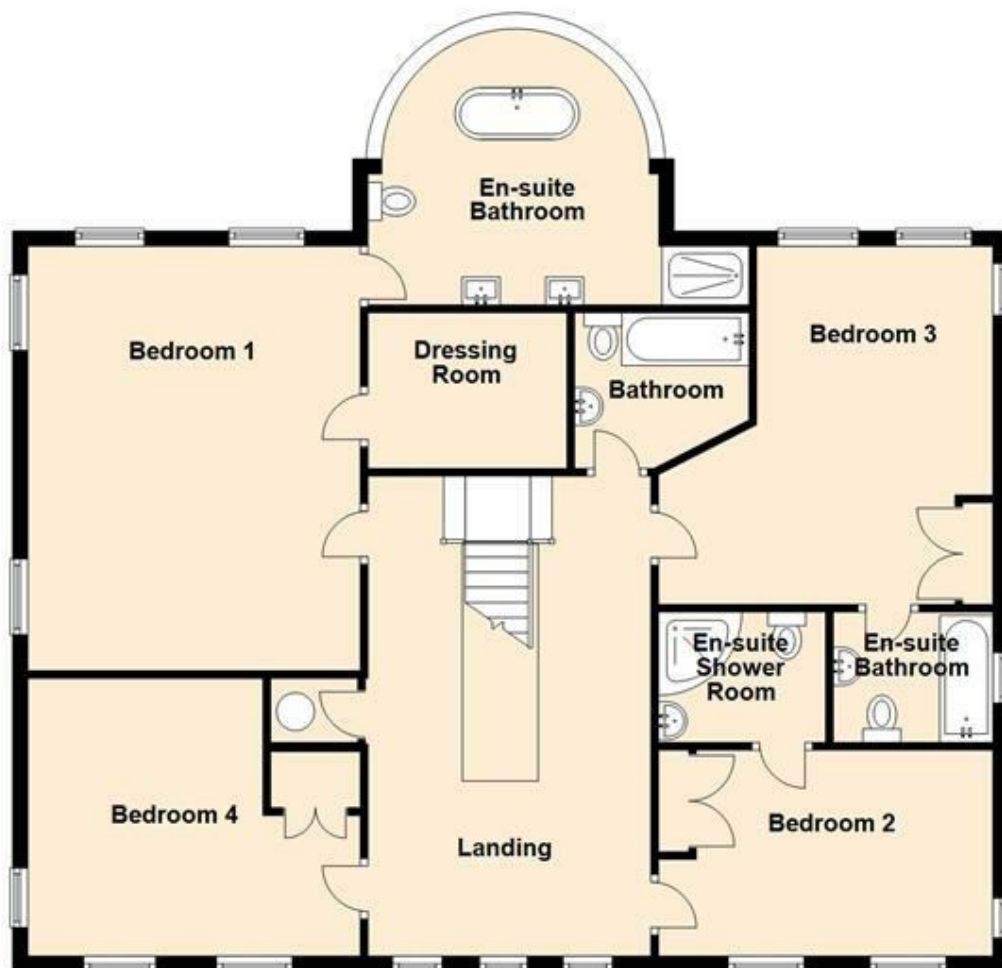


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Plotted Scale - 1:1,250

### First Floor

Approx. 126.1 sq. metres (1357.0 sq. feet)



### Ground Floor


Approx. 126.0 sq. metres (1356.5 sq. feet)



Total area: approx. 252.1 sq. metres (2713.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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