



BY DESIGN

6 Hardwick Gardens

Long Bennington, Newark, Lincolnshire, NG23 5FY

Located in the exclusive Hardwick Gardens gated development

Located in the exclusive Hardwick Gardens gated development, this executive modern four/five-bedroom family home offers spacious accommodation across three floors. Additionally, the property features a double garage with a guest bedroom/studio and en suite facilities, adding a wealth of versatility. Externally, the property occupies a generous plot with landscaped gardens and private parking. It should be noted that the property is in close proximity to Grantham's high-speed rail network to London King's Cross (approximately 60 minutes).













Accommodation

The ground floor accommodation comprises an entrance hallway with a staircase to the first-floor landing and a cloakroom/WC. The family kitchen features a deep bay window with garden views, a range of quality units including granite work surfaces, and triple aspect views. A door leads to the utility room, which also includes quality units and a granite work surface, with an additional door providing access to the rear garden. The spacious lounge, with a walk-in bay window, enjoys garden views, and a snug/sitting room complements the ground floor accommodation.

A private door from the hallway leads to a staircase, which accesses the versatile guest bedroom/studio with en suite facilities. It should be noted that this area also benefits from a separate external entrance, allowing it to be accessed privately or as part of the house.

The first-floor accommodation features a principal wing with triple aspect views, a range of fitted wardrobes, and a luxurious bathroom located off the landing. Bedroom two offers rear garden views and en suite shower facilities. A staircase leads to the second floor, where bedrooms three and four are located, both of which benefit from en suite shower rooms.

The development is approached via tall electric gates and a shared driveway that leads to the property, which sits directly in front of you in a corner position. It features private parking for several vehicles and access to a double garage. The property boasts a lawned frontage, an extensive lawn garden to the side, a paved patio area, a lawn garden with a variety of native trees to the rear aspect.









Location and Services

Hardwick Gardens is ideally situated within an exclusive gated development of just six houses in the highly desirable village of Long Bennington. Located just off the A1, it is perfect for commuters. The village offers a wide range of local facilities and amenities, including a pre-school and nursery, Long Bennington Church of England Academy, a Co-op supermarket, village shop, a hairdresser, a coffee shop, a GP surgery and health centre, as well as excellent pubs and restaurants.

Long Bennington is approximately seven miles north of the market town of Grantham, which is home to the popular King's Grammar School (for boys) and Kesteven and Grantham Girls' Grammar School. Grantham Train Station provides direct access to London King's Cross in approximately 60 minutes.

Services: Mains electricity, water, drainage and gas central heating (underfloor to the ground floor)

Local Authority: South Kesteven District Council

Maintenance Charge: £120 per year

Tenure: Freehold | Council Tax Band: F | Epc Rating: C

Sat Nav: NG23 5FY





6 HARDWICK GARDENS LONG BENNINGTON

GROUND FLOOR = 79.4 SQ M/ 854.9 SQ FT
FIRST FLOOR = 105.1 SQ M/ 1131.3 SQ FT
SECOND FLOOR = 55.8 SQ M/ 601.0 SQ FT
GARAGE = 30.5 SQ M/ 328.2 SQ FT
TOTAL = 270.8 SQ M/ 2915.4 SQ FT





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National audience

local knowledge