



65 Main Road, Long Bennington,
Newark. NG23 5DJ



£365,000

- Individual Detached Bungalow
- Set Back From Road
- Three Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Single Garage
- Plenty Of Parking
- Generous 0.3 Acre Plot
- Excellent Village Amenities
- Freehold – Energy Rating E



An individual detached bungalow set well back from the road and standing on a generous well tended plot of approximately 0.3 of an acre. The property will appeal to a range of purchasers and offers a considerable opportunity for extension to create a larger family home if required. The comfortable accommodation briefly comprises as follows: L-shaped hall, kitchen, lounge/dining room, THREE BEDROOMS bathroom and separate WC. There is an attached garage with integral boiler room, gas fired central heating and uPVC double glazing. Viewing by appointment only.

ACCOMMODATION

ENTRANCE PORCH

A recessed entrance porch with quarry tiled floor and composite half glazed entrance door.

ENTRANCE HALL

An 'L' shaped entrance hall with loft hatch access, coving, radiator, built-in airing cupboard with shelving, insulated copper cylinder and electric immersion heater.





KITCHEN

2.67m x 4.95m (8'10" x 16'2")

A dual aspect room with uPVC double glazed window to the side and rear elevation, fitted with a range of wood style units comprising base cupboards and drawers with working surfaces over and matching eye level cupboards to include glazed display cabinets and plate rack, built-in double oven, ceramic hob with cooker hood over, space and plumbing for washing machine, inset stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge, integrated dishwasher, coving, radiator, tiled splashbacks and half glazed uPVC door to the garden.

LOUNGE / DINING ROOM

3.75m x 4.44m (12'4" x 14'7")

Having a feature brick fireplace with inset coal effect fire, uPVC double glazed window to the front elevation, two radiators, coving and uPVC double glazed sliding patio doors to the rear elevation.

DINING AREA

2.88m x 3.03m (9'5" x 9'11")

BEDROOM 1

3.33m x 3.45m (10'11" x 11'4")

Having uPVC double glazed window to the front elevation, radiator.

BEDROOM 2

2.85m x 3.31m (9'5" x 10'11")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

2.77m x 3.26m (9'1" x 10'8")

With uPVC double glazed window to the rear elevation and radiator.

BATHROOM

1.65m x 1.76m (5'5" x 5'10")

Having uPVC obscure double glazed window to the side elevation, panelled bath with glazed shower screen and Mira electric shower over, pedestal wash basin, radiator, tiling to walls.

SEPARATE WC

Having uPVC obscure double glazed window to the side elevation, low level WC and radiator.

OUTSIDE

The property stands well back from the road behind a front garden with Sycamore and Oak trees and a tarmac driveway leads to parking and turning area. There is are lawns, borders, conifers and shrubs and outside lighting. Pedestrian access to the side of the property leads to a well stocked extensive and private rear garden enjoying a westerly aspect and copious sunshine in the Summer months. There is a full width paved patio with brick retaining wall, garden tap and outside lighting. There are extensive lawns with borders and shrubs, various specimen trees, fruit trees, garden SHED.

GARAGE

2.71m x 5.20m (8'11" x 17'1")

With up-and-over door, light and power connected, uPVC double glazed window to the side elevation and door to the side, loft hatch access to the roof void and door to BOILER ROOM containing a Glow-worm floor mounted gas fired boiler.

Note

The property backs to Long Bennington Medical Centre.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North Parade and forward on to Gonerby Hill Foot. Follow the signs for the A1 continuing through Great Gonerby until you join the A1 north. After approximately 8 miles take the slip road signposted Long Bennington and Foston. Proceed into the village along Main Road and the property is on the left-hand side just past the turning for Valley Lane.





LONG BENNINGTON

Long Bennington offers excellent amenities and is within the catchment area for schools to Grantham and Newark. Long Bennington also has excellent amenities including Primary School, Co-op, Dispensing Surgery, Coffee Shop, Fish & Chip Shop, Post Office (limited days) etc.

Grantham is 9 miles south and offers excellent schools and main line station to London King's Cross. In the opposite direction, Newark is just under 10 miles north situated just off the A1 and A46. It has 2 railway stations including Northgate Station which is on the east coast main line.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

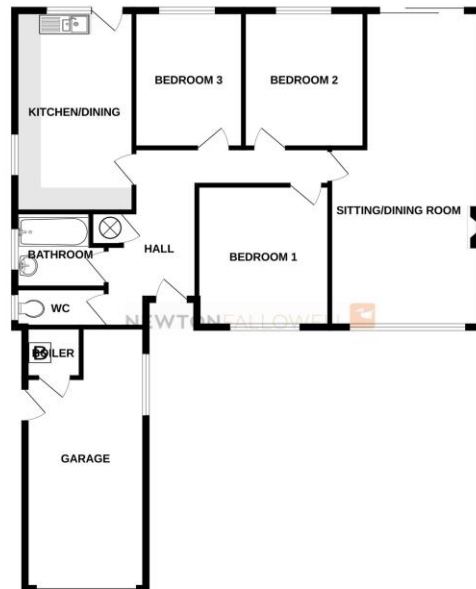
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, quantities and quality of work shown on the floor plan are not guaranteed. Made with Metropix 10/24



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