



3 Lime Close, Long Bennington,
Newark. NG23 5GJ



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£410,000

- Three Bedroom Detached Bungalow
- Beautifully Designed Interior
- Well-Presented Throughout
- Over 1,100 Square Foot
- Three Generous Bedrooms
- Open-plan Living Space
- Private Development
- Driveway & Single Garage
- Desirable Village Location
- Freehold - EPC: Rating B



A RARE GEM OF A BUNGALOW!

This outstanding three bedroom detached bungalow is the perfect place to settle down in style! Ideally located on an exclusive PRIVATE ROAD within a select development of just seven executive homes, built in 2015. Nestled in the heart of the HIGHLY DESIRABLE and well-connected village of Long Bennington, with a fantastic range of local amenities and excellent access to the A1, as well as nearby Newark and Grantham.

This stylish and contemporary home offers excellent kerb appeal and a spacious, free-flowing layout, beautifully presented to a high standard throughout. The accommodation comprises: a welcoming entrance hallway, a generous lounge, a versatile second reception room or third double bedroom, a sleek and modern bathroom, and a FABULOUS OPEN-PLAN DINING KITCHEN complete with integrated appliances. There are two further DOUBLE bedrooms, with the master offering a stylish en-suite shower room.

Step outside to discover a private, low-maintenance rear garden—perfect for relaxing or entertaining. The garden also provides access to the detached single garage. To the side, there's a block-paved driveway with parking for multiple vehicles, plus a SINGLE GARAGE with power and lighting. Additional features include uPVC double glazing, gas central heating, a full alarm system, and a strong energy efficiency rating (EPC: B).

This modern, versatile and high-spec bungalow is one you won't want to miss - an early viewing is essential!





ACCOMMODATION

ENTRANCE HALL

Having a covered porch leading to the entrance door with uPVC double glazed full height side panel, radiator, two storage cupboards, further storage cupboard housing the hot water tank, loft hatch access.

LOUNGE

5.15m x 4.67m (16'11" x 15'4")

With uPVC double glazed box bay window to the front aspect and radiator.

KITCHEN / DINER

5.15m x 4.65m (16'11" x 15'4")

A bright and airy room with uPVC double glazed window to the side aspect, uPVC double glazed French doors to the garden with uPVC double glazed full height window to either side. It has a comprehensive range of base level cupboards and drawers with matching eye level units with under unit lighting, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset gas hob with stainless steel splashback and chimney style extractor over, built-in double electric oven, integrated washing machine, dishwasher and fridge freezer, tiled splashbacks, tiled flooring, cupboard housing the central heating boiler, radiator.

BEDROOM ONE

3.8m x 3.87m (12'6" x 12'8")

With uPVC double glazed window to the front aspect, two built-in double wardrobes and radiator.

EN-SUITE

2.66m x 1.19m (8'8" x 3'11")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle, wash basin with vanity storage beneath and incorporating worktop space and concealed cistern WC., part tiled walls, extractor fan, shaver point, tiled flooring, ladder style heated radiator and spotlights.

BEDROOM TWO

3.82m x 3.02m (12'6" x 9'11")

With uPVC double glazed window to the rear aspect, built-in wardrobes and radiator.

BEDROOM THREE

2.33m x 2.76m (7'7" x 9'1")

Having uPVC double glazed window to the rear aspect and radiator. This room is currently being used as an office.

FAMILY BATHROOM

1.97m x 1.99m (6'6" x 6'6")

Having uPVC obscure double glazed window to the side aspect, fully tiled area with 'P' shaped panelled bath with shower over and glazed screen, wash basin with vanity storage beneath, worktop space and incorporating concealed cistern WC., extractor fan, tiling to walls, tiled floor, heated towel rail and spotlights.

OUTSIDE

To the front there is a lawned garden with mature shrubs and footpath to the front entrance door. A block paved driveway to the side leads to the single garage and also offers off-road parking for 2-3 cars. A timber gate leads through to the rear garden which has a generous paved patio across the rear of the property, small lawn, many mature flowers and shrubs including an eye-catching Cotinus Coggygria, small pond, lighting and power points. The garden is fully enclosed and is a veritable sun trap.

GARAGE

With up-and-over door, power and lighting and door to the garden.

CHARGES

There is a service charge of £97 per annum for the upkeep of the communal areas.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.





DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and out of town through Gonerby Hill Foot and Great Gonerby. Continue over the fly-over and join the A1 north. Take the slip road signposted Long Bennington, Staunton and Foston and continue until you enter Long Bennington along Main Road. Lime Close is on the left-hand side tucked away behind the Co-op store.

LONG BENNINGTON

Long Bennington offers excellent amenities and is within the catchment for the Grammar Schools of Grantham and so is very popular with families (buses to Grantham and Newark schools). Indeed the local Primary School is extremely well respected and for the adults there are good public houses/restaurants, Co-op, fish and chip shop, dispensing surgery and limited hours Post Office etc. There are also local sports facilities such as bowling green, tennis courts and football pitch.

Newark, just under 10 miles north, is a traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. It boasts a wealth of successful independent shops and boutiques, as well as a national chains.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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.

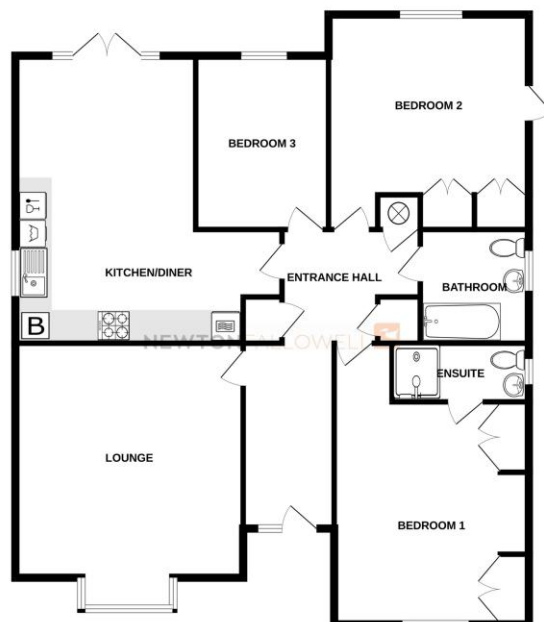
We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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