



8 Valley Lane, Long Bennington,
Newark. NG23 5FR



Guide Price £675,000 to £685,000

- Stunning Family Home
- Ample Parking + Double Garage
- Popular Village Location
- Two Versatile Reception Rooms
- Five Double Bedrooms
- Recently Installed Bathrooms
- Stunning Features Throughout
- Large Side & Rear Garden
- Popular Village Location
- Freehold – EPC: Rating C



An exceptional opportunity to acquire this attractive and spacious family home, set on a generous and mature plot on the edge of a sought after and well served village. Offering over 2,300 sq. ft. of well balanced accommodation, the property also boasts ample off-road parking, a double garage, and established gardens to all sides.

Built by the reputable Balfe Construction around 2004, the home has been thoughtfully refurbished and reconfigured in recent years, creating a stylish and contemporary interior ideal for modern family living.

A particular highlight is the impressive open-plan kitchen, dining, and living space extending almost the full width of the house, with three sets of doors leading directly to the rear garden, perfect for both everyday living and entertaining. The ground floor also features two additional reception rooms, an elegant central hallway and a cloakroom/WC.

Upstairs, the property offers up to five generously sized double bedrooms, two with en-suite shower rooms, and a modern family bathroom. The substantial loft space, featuring a full-height open truss roof, presents excellent potential for further extension or conversion (subject to the relevant consents).

This is a rare opportunity to secure a beautifully presented home offering space, versatility, and scope for further enhancement, all within easy reach of village amenities and transport links.

ACCOMMODATION

ENTRANCE HALL

4.59m x 3.24m (15'1" x 10'7")

Entered by an open fronted porch, having half glazed composite entrance door with window to either side, stairs rising to the first floor, under stairs storage cupboard, radiator, smoke alarm and luxury herringbone style flooring.





LOUNGE

4.75m x 3.73m (15'7" x 12'2")

With double glazed bay window to the front aspect, radiator, spotlights and luxury herringbone style flooring.

CLOAKROOM

1.43m x 1.42m (4'8" x 4'8")

With obscure double glazed window to the front aspect, semi pedestal wash basin, concealed cistern WC., radiator, tiling to walls, luxury herringbone style flooring.

STUDY / DINING ROOM

2.71m x 3.49m (8'11" x 11'6")

With double glazed window to the front aspect, radiator and luxury herringbone style flooring.

OPEN-PLAN KITCHEN / LIVING AREA

10.52m x 5.63m (34'6" x 18'6")

Overall a large bright and open space having three pairs of uPVC double glazed French doors to the garden with two having a full height window to either side, handleless units offering a contemporary sleek look and comprising an island unit with Quartz work surface and inset sink with integral boiling tap to one end and to the other a Bosch induction hob with extractor over and cupboard storage below, Bosch fan assisted oven, combination microwave oven and warming drawer, full height fridge and freezer, two integrated dishwashers, two radiators, luxury herringbone style flooring, spotlights.

CLOAKS AREA

1.43m x 1.42m (4'8" x 4'8")

With coat hanging space, herringbone style flooring, door to the garage and door to the utility room.

UTILITY ROOM

1.74m x 2.84m (5'8" x 9'4")

Having double glazed window to the rear aspect, uPVC half glazed door to the side aspect, eye and base level units, work surface with inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, radiator, extractor fan, vinyl flooring and tiled splashback.

FIRST FLOOR LANDING

Having access to a substantial loft space via drop down ladder, with power and lighting. There is also an airing cupboard housing hot water cylinder and ceiling spotlights.

BEDROOM ONE

5.04m x 3.94m (16'6" x 12'11")

With double glazed window to the front aspect and radiator.

EN-SUITE

2.38m x 1.7m (7'10" x 5'7")

With obscure double glazed window to the front aspect, tiled shower cubicle, wash basin with vanity storage beneath, close coupled WC., heated towel rail, spotlights, tiled flooring and tiling to walls.

BEDROOM TWO

3.78m x 4.15m (12'5" x 13'7")

Having double glazed window to the rear aspect and radiator.

EN-SUITE TWO

3.36m x 1.19m (11'0" x 3'11")

Having obscure double glazed window to the rear aspect, tiled shower cubicle, wash basin with vanity storage, close coupled WC., ladder style heated towel rail, tiled floor, extractor fan and spotlights.

BEDROOM THREE

3.83m x 3.37m (12'7" x 11'1")

Having uPVC double glazed window to the front and radiator.

BEDROOM FOUR

3.78m x 4.02m (12'5" x 13'2")

With double glazed window to the rear aspect and radiator.

BEDROOM FIVE

3.28m x 3.38m (10'10" x 11'1")

With double glazed window to the rear and radiator.

FAMILY BATHROOM

2.6m x 3.24m (8'6" x 10'7")

With obscure double glazed window to the front aspect, a contemporary suite comprising double ended free-standing bath and mixer tap, countertop basin with vanity storage beneath, shower cubicle with glass screen and low level WC., tiled floor, radiator, half tiled walls and spotlights.





LOFT ROOM

This area offers scope for further living accommodation subject to the necessary planning being obtained.

DOUBLE GARAGE

With twin up-and-over doors, power and lighting.

OUTSIDE

The property is approached by a block paved entrance which is shared with a neighbouring property and leads on to its own private parking area and the double garage. At the rear is a private wrap around garden with a good sized patio across the rear of the property, with the remainder laid to lawn, fencing and mature trees to the boundaries. There is also outside lighting and cold water tap.

SERVICES

Mains water, gas, electricity and drainage are connected. The property is fitted with a burglar alarm.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street continue onto Watgate 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 along until you enter Long Bennington along Main Road. Continue along Main Road eventually taking the left turn onto Valley Road and the property is on the right.

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.

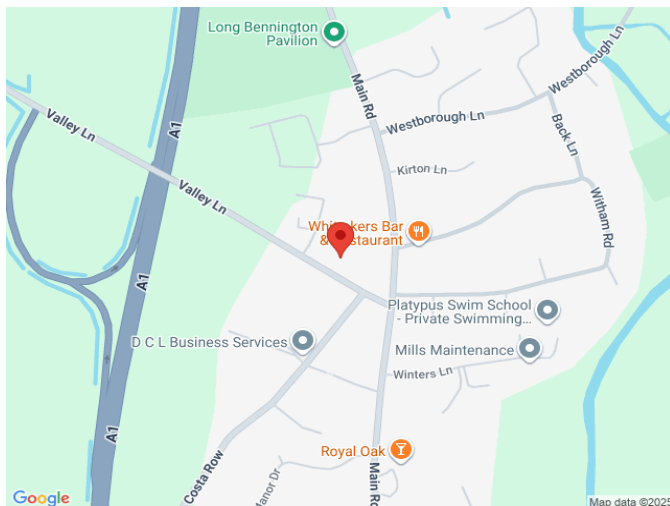
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Floorplan



Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information please call in the office or telephone 01476 591900.



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