

Vicarage Lane, Long Bennington, Newark

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OLIVER REILLY



Vicarage Lane, Long Bennington, Newark

- SPACIOUS SEMI-DETACHED HOME
- TWO/THREE RECEPTION ROOMS & CONSERVATORY
- GF SHOWER ROOM & FOUR-PIECE FAMILY BATHROOM
- EXTENSIVE GRAVELLED DRIVEWAY
- GREAT VERSATILITY & SCOPE TO MAKE YOUR OWN!
- THREE/FOUR DOUBLE BEDROOMS
- POPULAR & WELL-SERVED VILLAGE LOCATION
- GENEROUS SOUTH FACING REAR GARDEN
- EASE OF ACCESS ONTO A1- LINKS TO NEWARK & GRANTHAM
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price - £290,000 - £300,000 - EASY ON THE EYE! DECEIVINGLY DESIGNED! & SATISFYINGLY SOUTH-FACING!!!....

There's much more than meets the eye inside this attractive semi-detached chalet-style home. Occupying an enviable position in one of the most SOUGHT-AFTER & WELL-SERVED villages around. Ensuring ease of access onto the A1 with links to Newark and Grantham.

You'll be in awe of the FABULOUS LIVING FLEXIBILITY and SCOPE TO MAKE YOUR OWN, as the property commands a durable 1,300 square/ft layout, comprising: Entrance hall, a SIZEABLE LOUNGE/DINER with multi-fuel burner, a lovely conservatory, admiring views down the lengthy garden.
There is a well-proportioned modern kitchen, separate utility area and a multi-purpose study, which would lend itself as an ideal FOURTH BEDROOM with access into a GROUND FLOOR SHOWER ROOM.

The first floor hosts THREE DOUBLE BEDROOMS and a cleverly designed FOUR-PIECE BATHROOM. Maximising every element of space available!

Externally, the property STANDS PROUD on a CAPTIVATING PLOT! Greeted with a SUBSTANTIAL GRAVELLED DRIVEWAY. Boasting ample parking for a variety of vehicles, including a caravan/ motorhome.

The side aspect hosts a useful side porch, leading down to a WONDERFUL SOUTH-FACING REAR GARDEN. Retaining a high-degree of privacy, a paved seating area and excellent scope to inject your own personality, which could also lead to a further extension. Subject to relevant approvals.

Additional benefits of this VERY VERSATILE & FAMILY-SIZED home include MAJORITY uPVC double glazing and warm air (gas) heating, with electric under-floor heating throughout the ground floor and radiators on the first floor.

This is a FANTASTIC OPPORTUNITY in a PRIME VILLAGE SETTING! Available with NO ONWARD CHAIN!!!





Asking Price: Guide Price



ENTRANCE HALL: 12'6 x 8'2 (3.81m x 2.49m)
Max measurements provided.

GENEROUS LOUNGE/DINER: 19'8 x 11'10 (5.99m x 34.09m)
Max measurements provided.

SIZEABLE CONSERVATORY: 9'6 x 9'1 (2.90m x 2.77m)
Of part brick and uPVC construction, with a sloped poly-carbonate roof. Providing complementary ceramic tiled flooring, with electric UNDER-FLOOR HEATING. A ceiling light fitting, power points, uPVC double glazed windows to the left side and rear elevations. uPVC double glazed doors open out to the large rear garden.

SPACIOUS MODERN KITCHEN: 11'4 x 10'6 (3.45m x 3.20m)

UTILITY ROOM: 8'9 x 3'6 (2.67m x 1.07m)

STUDY/ GROUND FLOOR BEDROOM: 12'3 x 8'8 (3.73m x 2.64m)

GROUND FLOOR SHOWER ROOM: 6'7 x 4'3 (2.01m x 1.30m)
Max measurements provided.

FIRST FLOOR LANDING: 9'7 x 3'11 (2.92m x 1.19m)
Max measurements provided.

MASTER BEDROOM: 12'3 x 11'9 (3.73m x 3.58m)
Max measurements provided.

BEDROOM TWO: 11'10 x 11'4 (3.61m x 3.45m)

BEDROOM THREE: 10'8 x 106 (3.25m x 32.31m)
Max measurements provided.

FOUR-PIECE FAMILY BATHROOM: 11'8 x 6'6 (3.56m x 1.98m)
Max measurements provided.



EXTERNALLY:

This sizeable semi-detached home, enjoys a lovely position, in the heart of a desirable, well-served and easily connected village. The property stands on an excellent sized plot, greeted with dropped kerb vehicular access onto an EXTENSIVE GRAVELLED DRIVEWAY. Ensuring AMPLE PARKING for a variety of vehicles and two external lights. There is a partially planted corner border, a complementary brick walled/ pillared front and right side boundary, a fenced left side boundary. Access down to the front porch with block paved pathway and ceiling light, up to the entrance door. The left side aspect provides a concrete pathway down to a useful side porch, ideal for storage. This leads down to a WELL-APPOINTED SOUTH FACING GARDEN. Predominantly laid to lawn with partially planted borders and a central concrete pathway, down to the bottom of the garden, with concrete hard-sanding and great scope to utilise the large space for your own purposes! A large paved seating area is directly accessed via the uPVC double glazed French doors in the conservatory. There is an outside tap, external security lighting, fully fenced side and rear boundaries. All assisting to provide a high-degree of privacy, all year round.

Approximate Size: 1,325 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides warm air (gas) heating, with electric under-floor heating to the ground floor and a multi-fuel burner. The first floor provides radiators. There is majority uPVC double glazing throughout. This excludes the front living room window, which has the benefit of secondary glazing.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

South Kesteven District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'E' (54)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

The highly desirable village of Long Bennington is situated approximately 7 miles from the historic market towns of Newark and Grantham, both of which host a direct link to LONDON KINGS CROSS TRAIN STATION, in just over one hour. The village provides a vast array of popular local amenities including two pubs with restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery and a hairdressers. There is a Village Hall, with a part-time post office, available two days a week and a local Church of England Primary School and nursery. The village provides ease of access onto the A1 and is positioned within the catchments for King's Grammar School and KGGS in Grantham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





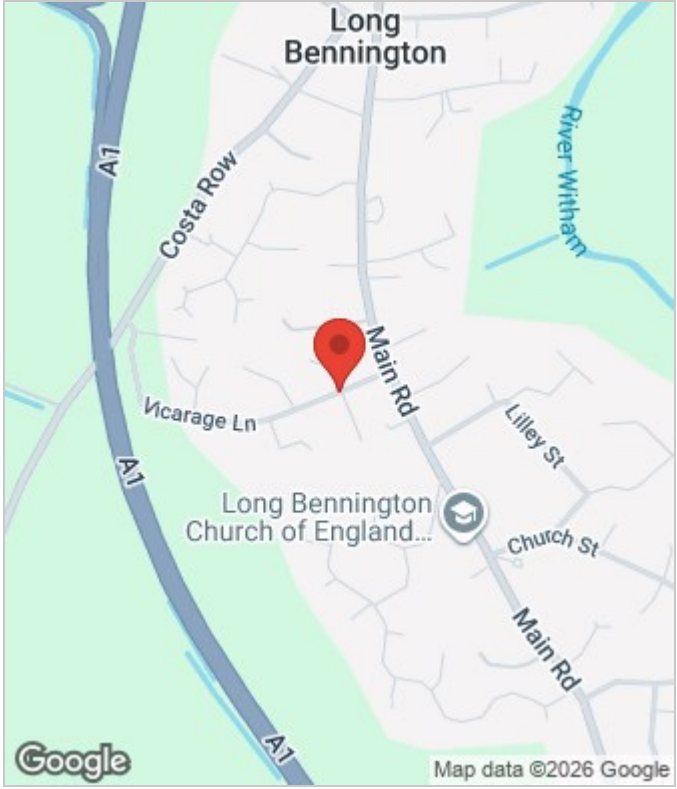
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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