



**32 The Pastures, Long Bennington,
Lincolnshire, NG23 5EG**

No Chain £450,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Deceptive Detached Bungalow
- Ensuite & Main Bathroom
- Dining Kitchen, Utility & Cloaks
- Gardens to All Sides
- Cul de Sac Location
- 3 Double Bedrooms
- 3 Reception Areas
- Southerly Rear Aspect
- Generous Driveway & Double Garage
- Highly Regarded Village

We have pleasure in offering to the market this individual detached and well thought out bungalow, believed to be of a unique design when it was originally constructed by Able Homes to a high specification with a great deal of thought and attention to detail.

The property occupies an excellent plot in the region of a fifth of an acre with gardens to all sides, generous block set driveway and attached double garage with useful storage in the eaves and electric double width door. The gardens benefit from a southerly rear aspect.

The versatile accommodation offers up to three double bedrooms, ensuite and main bathroom, three reception areas including the useful addition of a conservatory at the rear. The dining kitchen is tastefully appointed with a generous range of units and integrated appliances and access into an adjacent utility. There is a cloakroom leading off the well proportioned entrance hall with an excellent level of storage. A substantial pull-down aluminium ladder leads up into a loft void above providing further storage together with a purpose-built insulated study room situated in the eaves which has acted as a home office and is a really useful versatile space albeit for "occasional use".

The property has neutral decoration throughout and benefits from gas central heating and overall is a fantastic well proportioned single store home tucked away in a small cul de sac setting within this highly regarded established development, within walking distance of the heart of the village with its wealth of amenities.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

Long Bennington is a large village located mid way between Newark and Grantham, both approximately seven miles. A strong community spirit is at the heart of Long Bennington with many activities, clubs and amenities. The village has a supermarket, post office, newsagent, butcher's shop, fish and chip shop, a modern doctors' surgery and a health centre. There are two public houses with restaurant facilities and a wine bar/brasserie. The infant and primary school in the village has a very high reputation with catchment to the Lincolnshire Grammar and High Schools in Grantham and other near-by excellent secondary schooling. Many commute from Long Bennington, which is by-passed by the A1, to Newark, Grantham and Nottingham with trains from Grantham to London King's Cross in just over an hour.

AN ARCHED OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP, WALL LANTERN,

UPVC WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS, LEADS THROUGH INTO:

ENTRANCE HALL

17'6 x 4'8 (5.33m x 1.42m)

A well proportioned initial entrance which links through to an inner hallway and provides an excellent level of storage with built in double cloaks cupboard with hanging rail, automatic light and storage shelf over, coved ceiling, deep skirting, central heating radiator and door to:

CLOAKROOM

4'8 x 4'3 (1.42m x 1.30m)

Having close coupled wc, pedestal wash basin, tiled floor and splashbacks, central heating radiator, coved ceiling and double glazed window to the front.

KITCHEN

15'1 x 10'9 (4.60m x 3.28m)

Appointed with an extensive range of oak fronted Shaker style units, wood trimmed preparation surfaces with inset Blanco one and a third bowl sink and drainer unit with swan neck mixer tap and filtered water, waste disposal unit. Integrated appliances include Neff four ring ceramic hob with concealed chimney hood over, Neff combination microwave and single oven beneath, integral Neff dishwasher. Coved ceiling with inset downlighters, tiled floor, UPVC double glazed window overlooking the rear garden and door to:

UTILITY ROOM

10'7 x 6'10 max (3.23m x 2.08m max)

Appointed with an extensive range of wall and base units, laminate preparation surfaces with inset sink and drainer unit, tiled splashbacks, plumbing for washing machine, space for tumble drier, room for further free standing appliance, additional built in cloaks cupboard, continuation of the tiled floor, central heating radiator, deep skirting, UPVC double glazed window and exterior door.

DINING ROOM

12'0 x 11'9 (3.66m x 3.58m)

A well proportioned versatile second reception overlooking the rear garden, corniced ceiling with central rose, deep skirting, central heating radiator, UPVC double glazed window and double doors returning back to the entrance hall.

From the entrance hall a pair of double doors lead through into:

SITTING ROOM

21'9 x 13'9 (6.63m x 4.19m)

Having solid wood parquet flooring with central carpeted area, the focal point of the room is an open style fireplace with marble hearth and back, inset gas coal effect fire, corniced ceiling, deep skirting, two central heating radiators, double glazed window to the front and sliding door giving access through into:

CONSERVATORY

11'7 max x 10'5 max (3.53m max x 3.18m max)

A useful addition to the property providing further flexible reception space, having pleasant aspect out into the rear garden, solid wood parquet flooring to the perimeter with central carpet inlay, central heating radiator, double glazed timber casement windows with opening light and French doors.

From the entrance hall an arched doorway leads through to an:

INNER HALLWAY

13'5 max x 4'11 max (4.09m max x 1.50m max)

Having a generous level of storage with built in airing cupboard providing further storage and housing the immersion cylinder, deep skirting, central heating radiator and doors to:

MASTER BEDROOM

13'8 (excl w/robe) x 15'5 (excl w/robe) (4.17m (excl w/robe) x 4.70m (excl w/robe))

A well proportioned double bedroom fitted with an extensive range of furniture with limed oak and mirrored door fronts, full height wardrobes, vanity area with dressing table and low level storage units, complementing side tables, coved ceiling, two central heating radiators, TV outlet and satellite connection, UPVC double glazed window and door to:

ENSUITE SHOWER ROOM

10'2 max x 5'11 (3.10m max x 1.80m)

Appointed with Showerlux shower enclosure with sliding screen Aqualisa shower mixer with independent handset, bidet, close coupled wc, vanity unit with inset wash basin, tiled splashbacks and floor, chrome towel radiator, coved ceiling with inset downlighters, shaver point and UPVC double glazed window.

BEDROOM 2

11'0 x 10'9 (3.35m x 3.28m)

A further well proportioned double bedroom having aspect to the side, fitted with a generous level of integrated furniture with full height wardrobes, central vanity area with dressing table, drawer units and storage cupboards above, deep skirting, central heating radiator, coved ceiling and UPVC double glazed window.

BEDROOM 3

13'1 x 10'8 (3.99m x 3.25m)

Again a double bedroom having aspect to the side, fitted full height wardrobes with central vanity area with drawer units and storage cupboard over, deep skirting, central heating radiator, coved ceiling and UPVC double glazed window.

BATHROOM

11'4 max x 7'0 (3.45m max x 2.13m)

Appointed with panelled bath, wc, bidet, double width shower enclosure with sliding screen and wall mounted Aqualisa shower mixer, pedestal wash basin, contemporary towel radiator, deep skirting, tiled floor and splashbacks, inset downlighters to the ceiling, shaver point and UPVC double glazed window.

A sturdy aluminium ladder gives access to:

ATTIC SPACE

31'7 x 10'4 to purlins (9.63m x 3.15m to purlins)

Providing a good level of storage with power and light as well as giving access into:

STUDY AREA

13'2 x 10'8 (4.01m x 3.25m)

Having electric storage and heater, air conditioning with cooling and heating, double glazed window to the gable end.

EXTERIOR

The property occupies a delightful plot which lies in the region of a fifth of an acre, tucked away in a small cul de sac setting with gardens to all sides and benefitting from a southerly aspect to the rear. The property is set well back from the close behind a generous block set frontage which provides ample off road parking and leads to the attached:

DOUBLE GARAGE

18'9 x 18'4 (5.72m x 5.59m)

Having sectional electric up and over door, power and light, cold water tap, housing the Worcester Bosch gas central heating boiler, wall mounted storage cupboards, useful loft void above providing a good level of storage, UPVC double glazed window and courtesy door at the rear.

GARDENS

The gardens run to all sides and to the front and sides is mainly laid to lawn with established perimeter hedging and mature shrubs. To the rear of the property is a delightful garden offering a good degree of privacy with initial paved terrace with remote controlled awning above leading out onto a mainly lawned garden with well stocked perimeter borders with established trees and shrubs, outside lighting and cold water tap. To the easterly side of the property is a further lawned garden area with large timber storage shed which has drive through access from the front and rear, providing a useful garden store or potting shed.

COUNCIL TAX BAND

South Kesteven District Council - Tax Band E.

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



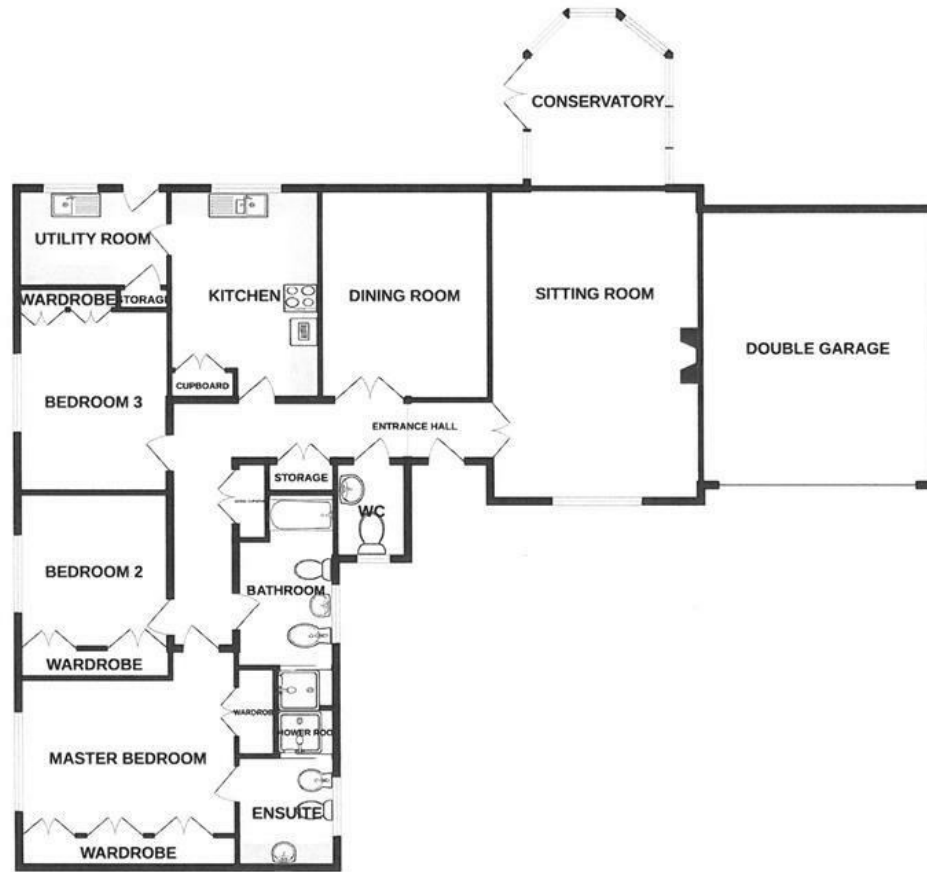






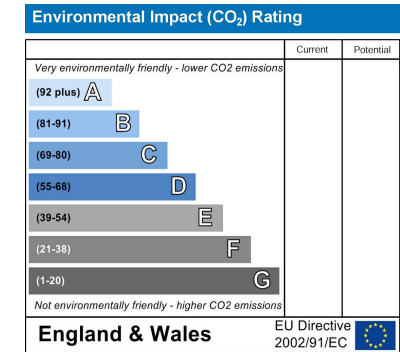
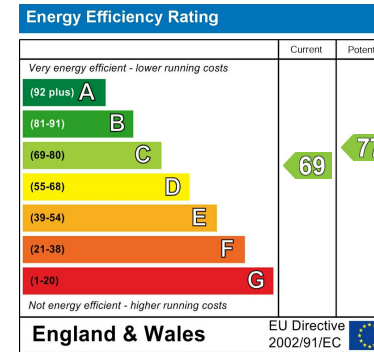


GROUND FLOOR



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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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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