

## Main Road, Long Bennington NG23 5DJ

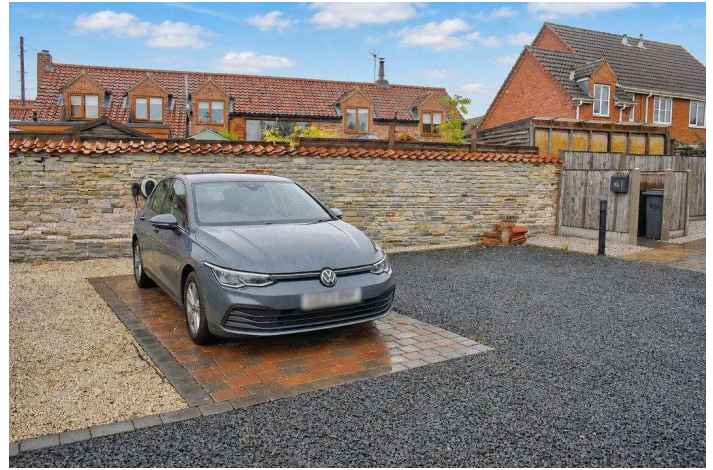


This beautiful one bedroom cottage is full of character and charm with a contemporary feel throughout. Situated in the sought after village of Long Bennington the property offers accommodation including a lounge, breakfast kitchen, a double bedroom with an arch leading through to a dressing room/office, and a bathroom. The property is double glazed, has electric heating, and a multi-fuel burner in the lounge. There is a quaint cottage style garden, a single parking space to the rear which is accessed via a shared driveway, and an EV charging point.

**£240,000**







### Situation and Amenities

The highly sought after village of Long Bennington is well served with amenities including a Medical Centre, village hall, a Co-op convenience store and post office. The village has two public houses with restaurant facilities, an award winning Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. There is a quality nursery offering wrap around care, and a highly regarded primary school with catchment to the outstanding Grammar schools in Grantham with a free daily bus service, plus other excellent secondary schooling nearby. The village is bypassed by the A1 and located approximately equidistant between the market towns of Grantham and Newark. THERE ARE DIRECT LINE RAIL CONNECTIONS FROM BOTH NEWARK AND GRANTHAM STATIONS TO LONDON KINGS CROSS WHICH TAKE FROM A LITTLE OVER AN HOUR.

### Accommodation

Upon entering the front door, this leads into:

#### Entrance Porch

With a door leading into the lounge.

#### Lounge 13' 2" x 12' 8" (4.02m x 3.86m) (at its widest point)

A beautifully presented reception room with a window to the front elevation and a door into the inner hallway. The focal point of the lounge is the feature brick fireplace with multi-fuel burner. The room has LVT flooring, spotlights to the ceiling and an electric panel heater.

#### Inner Hallway

The inner hallway has the staircase rising to the first floor and a door into the breakfast kitchen.

#### Kitchen/Breakfast Room 14' 1" x 6' 0" (4.29m x 1.83m) (at its widest point)

The breakfast kitchen has a window to the rear elevation and a door leading into the garden. The kitchen is fitted with a range of wall and base units with Quartz worktops. There is a sink, and integrated appliances include an induction hob with extractor over, and an oven. In addition there is space for a washing machine. The room has spotlights to the ceiling, LVT flooring with underfloor heating, and a small pantry cupboard which is sited beneath the staircase.

#### Small Landing Area

The staircase rises from the inner hallway to the landing area which has doors into the bedroom and the bathroom.

#### Bedroom 13' 1" x 12' 9" (3.99m x 3.89m) (at its widest points)

The spacious bedroom has a vaulted ceiling and a double glazed window overlooking the front elevation. There are ceiling spotlights and an electric panel heater. The loft is accessed from this room and there is an opening leading to the dressing room/office.

#### Dressing Room/Office 5' 7" x 5' 7" (1.70m x 1.71m)

The dressing room has a Velux window, spotlights to the ceiling, built in cupboards and shelving, and a desk.

#### Bathroom 7' 6" x 6' 0" (2.29m x 1.83m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath with rainwater head shower over, wash hand basin and WC. The room is complemented with part tiling to the walls, spotlights to the ceiling, and LVT flooring with underfloor heating.

### Outside

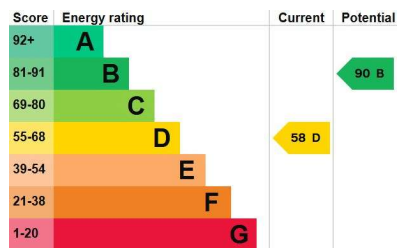
To the front of the property there is a brick paved area with a variety of shrubs. The property has two exterior lights on the driveway to maintain, one at the front and one at the side. To the rear of the property is a cottage style courtyard garden with lawned area and a patio area for entertaining. There is an outside tap, an EV charging point, a garden shed, and a side access gate that leads to the parking space to the rear of the garden.

### Agent's Note

We have been informed by the vendor that there will be a Management Company set up in the future for the maintenance of the shared driveway.

Council Tax

The property is in Band A.



## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

South Kesteven District Council, Lincolnshire,

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

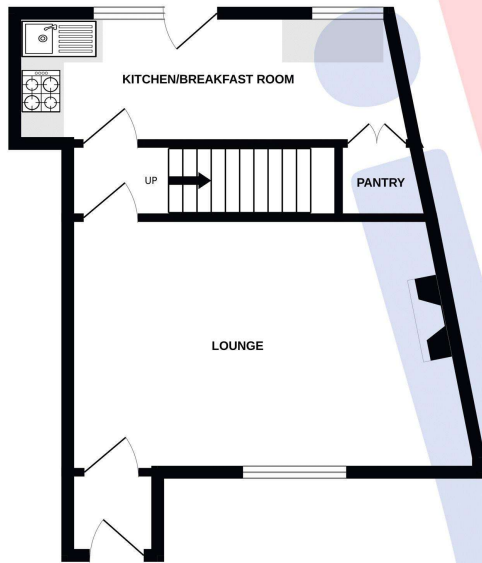
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007710 03 September 2026



GROUND FLOOR



1ST FLOOR



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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