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OLIVER REILLY


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Church Street, Long Bennington, Newark

Guide Price £230,000 - £250,000

- LOVELY DETACHED BUNGALOW
- DESIRABLE & WELL-SERVED VILLAGE LOCATION
- STYLISH MODERN KITCHEN & SHOWER ROOM
- BEAUTIFULLY LANDSCAPED FRONT & SOUTH-WEST REAR GARDENS
- IMMACULATE PRESENTATION! Gas Central Heating & uPVC DOUBLE GLAZING
- TWO BEDROOMS WITH WARDROBES
- FUNCTIONAL STEP-FREE LAYOUT
- GENEROUS TRIPLE-ASPECT LOUNGE/DINER
- CLOSE TO MAIN ROADS & ADJACENT TO A BUS STOP!
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £230,000-£250,000. *NO CHAIN!* CONVENIENCE ON YOUR DOORSTEP!

Take a look at this magnificent modern bungalow, enviably positioned on one of Long Bennington's most desirable streets, right in the heart of this highly sought-after village. Enjoying easy access to excellent local amenities and superb transport links via the A1 to Newark and Grantham, the property is also conveniently situated ADJACENT TO A BUS STOP, making everyday travel effortless.

Constructed in 2010 and presented in IMMACULATE CONDITION THROUGHOUT, this bright and airy home is ready for immediate occupation. Boasting a thoughtfully designed, FREE-FLOWING, STEP-FREE LAYOUT! perfectly suited to a wide range of buyers seeking COMFORTABLE & CONVENIENT SINGLE-STOREY LIVING!

The beautifully presented internal accommodation comprises: Entrance hall, a generous 17FT TRIPLE-ASPECT LOUNGE/DINER. Flooded with natural light, a contemporary fitted kitchen, two well-appointed bedrooms, both benefiting from extensive wardrobes and a STYLISH SHOWER ROOM.

Externally, the property continues to impress with its BEAUTIFULLY LANDSCAPED SOUTH-WEST FACING REAR GARDEN. Offering a peaceful and inviting outdoor retreat, the garden has been thoughtfully designed for MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT! With French doors from the lounge/diner creating a seamless connection between indoor and outdoor spaces.

Further benefits include uPVC double glazing, gas-fired underfloor heating, a functional alarm system and the significant advantage of NO ONWARD CHAIN!

Combining contemporary comfort, effortless practicality and a prime village location, this exceptional bungalow truly represents SINGLE-STOREY LIVING AT ITS FINEST! A wonderful opportunity to secure a stylish, low-maintenance home that can be enjoyed from the moment you receive the keys!







ENTRANCE HALL: 11'10 x 6'6 (3.61m x 1.98m)
Max measurements provided.

GENEROUS TRIPLE-ASPECT LOUNGE/DINER: 17'9 x 11'5 (5.41m x 3.48m)
A generous reception room, filed with natural light and uPVC double glazed French doors out to the lovely SOUTH-WEST FACING rear garden. Max measurements provided.

MODERN FITTED KITCHEN: 7'8 x 5'9 (2.34m x 1.75m)

MASTER BEDROOM: 9'9 x 8'7 (2.97m x 2.62m)
Providing extensive free-standing wardrobes with sliding doors. Included in the sale.

BEDROOM TWO: 9'5 x 8'7 (2.87m x 2.62m)
Providing extensive free-standing wardrobes with sliding doors. Included in the sale.

STYLISH SHOWER ROOM: 6'5 x 5'5 (1.96m x 1.65m)



EXTERNALLY:

This attractive, modern, non-estate detached bungalow enjoys a delightful position, set back from the roadside, occupying an enviable plot and boasting excellent presentation both inside and out. The property remains conveniently situated close to excellent local amenities, adjacent to a bus stop and within easy reach of superb transport links via the A1.

The front aspect is approached via a wooden pedestrian gate, opening onto a block-paved pathway leading to the front entrance door, with an external wall light, outside tap and access to the concealed gas meter. The attractive front garden is predominantly laid to lawn, complemented by planted borders hosting an array of well-tended shrubs. There is a hedged left-side boundary, a fenced right-side boundary and a high-level hedge to the front aspect, retaining a high degree of privacy.

The block-paved pathway continues along the left side of the bungalow, via a wooden pedestrian gate, leading into the BEAUTIFULLY LANDSCAPED SOUTH-WEST FACING REAR GARDEN.

This wonderfully appointed and professionally landscaped garden provides a tranquil outdoor escape, predominantly laid to lawn and enhanced by an array of beautifully stocked planted borders. A generous paved seating area, directly accessible via the uPVC double-glazed French doors in the spacious lounge/diner, provides the perfect setting for relaxing in the sunshine. Further external features include attractive raised flower beds, an external wall light and provision for a garden shed. There is a hedged left-side boundary, with fenced right-side and rear boundaries. An additional wooden pedestrian gate opens directly onto Bramble Close, providing convenient rear access.

A truly delightful outdoor space, thoughtfully designed to offer MINIMAL MAINTENANCE AND MAXIMUM ENJOYMENT!

Approximate Size: 490 Square Ft.

Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating with under-floor heating throughout the bungalow and uPVC double glazing throughout. 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 'C'

EPC: Energy Performance Rating: 'C' (77)
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, 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:

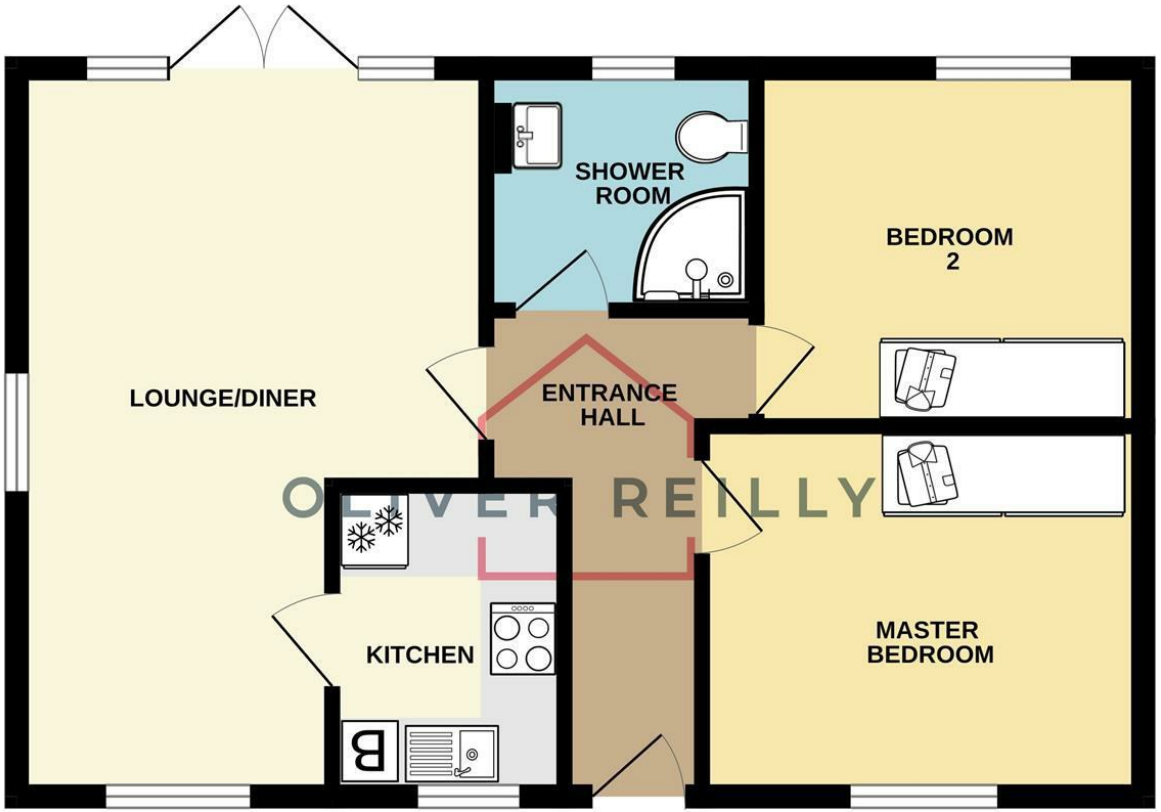
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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