



**34 Main Road**

Long Bennington, NG23 5EH



Book a Viewing

## £325,000 Offers Invited

A rare opportunity to purchase Traditional Brick and Stone Property, centrally located in the ever popular village of Long Bennington, offered to the market with no upward chain. This charming Detached Home showcases character features including exposed beams, latch doors and inviting fireplaces, while also providing the ease of modern living. The accommodation is both practical and well proportioned, featuring Three good sized Bedrooms and a four piece Bathroom. The Living Room centres around an open fireplace, creating a warm and welcoming space, while the Separate Dining Room benefits from a cosy log burner, ideal for entertaining or relaxed family meals. A Kitchen Diner forms the heart of the home, complemented by a useful Boot Room with plumbing for a washing machine, along with a convenient Downstairs WC. Externally, the property offers gravelled parking accessed via a five bar gate, a lawned garden to the front and a private enclosed garden.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B** (South Kesteven District Council).

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

The highly desirable village of Long Bennington, situated approximately 7 miles from the market towns of Newark and Grantham, both of which host direct high-speed services to London Kings Cross, Doncaster, Leeds, York and Edinburgh. A great location for commuters by car with the A1 close by and commuting to Nottingham. The village provides a vast array of popular local amenities including two pubs and restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery, a bowls club and a hairdressers. There is a Village Hall, with a part-time post office, available two days a week, and a well-regarded local Church of England Primary School and Nursery. The village provides ease of access onto the A1 and is positioned within range of Secondary Schooling the catchments for King's Grammar School and KGGS in Grantham.



#### ENTRANCE

With stairs to the first floor, doors to the living room and to the dining room.

#### LIVING ROOM

13' 1" to back of chimney breast x 12' 9" (4m x 3.9m) With uPVC double glazed window to the side elevation, radiator, exposed beams and brick built open fireplace.

#### DINING ROOM

11' 5" to the back of the chimney breast x 13' 1" (3.5m x 4m) With uPVC double glazed windows to front and rear elevations, radiator, laminate flooring, wall light points, exposed beams to ceiling, brick built fireplace with a log burning stove, under stairs storage cupboard and door to the kitchen diner.



#### KITCHEN DINER

13' 1" x 13' 9" (4m x 4.2m) Fitted with a range of Shaker style wall and base units with the work surface incorporating a breakfast bar and a ceramic 1½ bowl sink unit with a stainless steel mixer tap. Freestanding electric cooker with a five ring gas hob, stainless steel extractor hood, tiled splashbacks, radiator, uPVC double glazed windows to the front elevation and doorway to utility/boot room.

#### UTILITY ROOM / BOOT ROOM

7' 10" x 6' 6" (2.4m x 2m) With uPVC double glazed door onto the garden, access to roof space, tiled flooring, radiator, wall mounted combination boiler, space and plumbing for a washing machine and door to WC.



#### DOWNSTAIRS WC

6' 6" x 2' 11" (2m x 0.9m) Two piece suite comprising a low level WC and pedestal wash hand basin, radiator, tiled floor, tiled splashback and uPVC double glazed windows to the front elevation.

#### FIRST FLOOR LANDING

With radiator, doors to the bedrooms and to the bathroom.

#### BATHROOM

10' 2" x 6' 2" (3.1m x 1.9m) Fitted with a four piece suite comprising a panelled bath, low level WC and pedestal wash hand basin, separate shower cubicle with a mains fed shower, tiled splashbacks, electric shaver point, extractor, radiator and double glazed Velux window.



#### BEDROOM ONE

14' 9" x 12' 9" (4.5m x 3.9m) With uPVC double glazed window to the side elevation, radiator and built-in wardrobe.

#### BEDROOM TWO

10' 4" x 11' 7" to the back of the chimney breast (3.17m x 3.55m) With uPVC double glazed window to the front elevation, radiator and access to the roof space.

#### BEDROOM THREE

13' 1" x 7' 10" (4.5m x 2.4m) With uPVC double glazed window to the side elevation, radiator and access to roof space.



## OUTSIDE

There are gardens at both sides which are mostly lawned with gated access. A five bar gate also leads to a gravelled parking area for the property.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

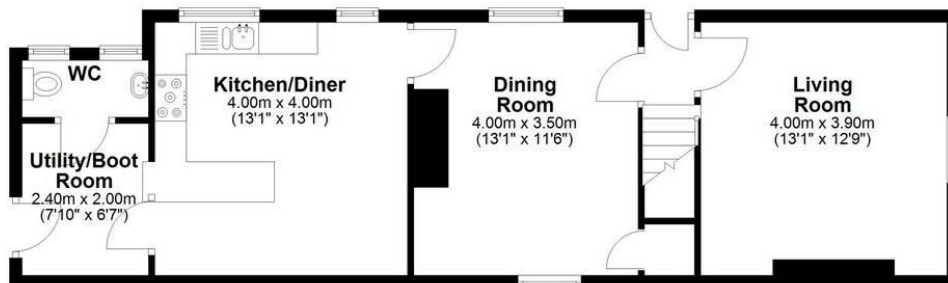
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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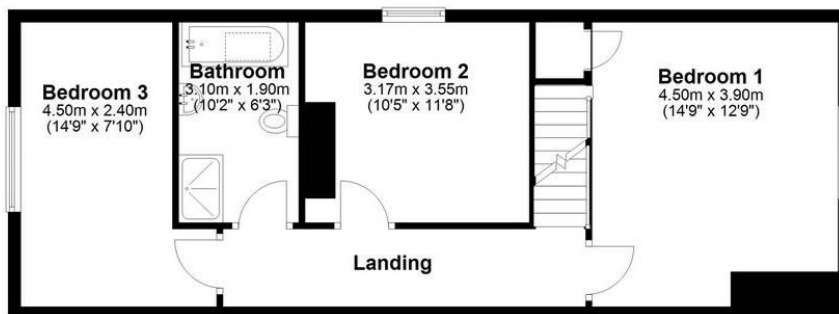
## Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 115.2 sq. metres (1239.9 sq. feet)

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