



Whispers Bakers Lane, Westborough,
Nottinghamshire, NG23 5HL

£550,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Bungalow
- 4 Bedrooms
- Ensuite & Main Bathroom
- Delightful Landscaped Garden
- Ample Parking & Double Garage
- Accommodation Approaching 1,430 Sq.Ft.
- 2 Receptions
- Spacious Open Plan Dining Kitchen
- Plot Approaching 0.2 Acres
- Viewing Highly Recommended

A tastefully presented modern, detached, bungalow which has seen a significant programme of improvements over the years offering a versatile level of accommodation which extends to approximately 1,430 sq.ft. plus the addition of its detached double garage.

The property offers an excellent layout and as with many single storey homes offers the ability to interchange receptions for bedrooms and potentially offers up to 4 bedrooms with both ensuite and main bathroom. There are an additional two reception areas with a pleasant dual aspect sitting room and a garden room leading off the dining kitchen. This area combines to create a fantastic L shaped everyday living/entertaining space with a delightful aspect into the established gardens as well as views across to adjacent paddocks beyond.

In addition the property is relatively neutrally decorated throughout and benefits from double glazed windows, Fischer electric radiators and a log burning stove to the main sitting room.

As well as the internal accommodation the property occupies a generous landscaped plot which lies in the region of 0.2 of an acre with a considerable level of off road parking enclosed by double field gate access which leads to a detached brick built double garage to the side. The gardens run to all sides of the property and are well maintained as well as lovingly stocked with a variety of trees and shrubs; contemporary fencing and horticultural area with aluminium greenhouse. Combined this creates a private, well proportioned, outdoor space.

In addition the property is tucked away on a small lane within this pretty village but still accessible to the nearby well served village of Long Bennington.

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

WESTBOROUGH

Westborough is a small conservation village 1 miles from the larger village of Long Bennington. Long Bennington is 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, fish and chip shop, a modern doctors' surgery and a health centre, a hairdressers and the Ashiana take away (Indian), and also two coffee shops. 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.

A CANOPIED PORCH LEADS TO A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

L SHAPED ENTRANCE HALL

15'10" max x 17'6" max (4.83m max x 5.33m max)

A well proportioned L shaped space having oak effect flooring and window to the front; a good level of storage with two built in cupboards, one providing cloaks hanging space and the other housing the pressurised hot water system; access to loft space above and contemporary engineered oak internal doors leading to:

SITTING ROOM

16'4" x 13'11" (4.98m x 4.24m)

A well proportioned space which benefits from a dual aspect with bow window to the front and two windows overlooking the garden to the side; the focal point to the room is chimney breast with raised tiled hearth and inset log burning stove; continuation of oak effect flooring.

DINING KITCHEN

18'7" x 13'11" (5.66m x 4.24m)

A well proportioned light and airy space which links through into the addition of a garden room at the side combining to create a wonderful entertaining/living area perfect for everyday living. The initial kitchen is of generous proportions, benefitting from a dual aspect with windows to both the side and rear; fitted with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal fittings; two runs of laminate work surfaces; additional central island unit providing further working area with integral breakfast bar and cupboards beneath; inset sink and drain unit with boiling tap and tiled splash backs; integrated appliances including electric ceramic hob with double oven beneath and chimney hood over and dishwasher; plumbing for washing machine, space for free standing fridge freezer, tiled floor and exterior door into the rear garden.

From the dining area of the kitchen an open doorway leads through into:

GARDEN ROOM

9'11" x 9' (3.02m x 2.74m)

A useful addition to the property providing a further versatile reception space ideal as a further sitting room or formal dining space; having double glazed windows to three elevations, tiled floor and French doors leading out into the rear garden.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

14'10" x 13'8" max (10'8" min) (4.52m x 4.17m max (3.25m min))

A well proportioned double bedroom benefitting from ensuite facilities; having aspect to the front, built in wardrobe with full height mirrored door fronts, continuation of oak effect flooring and double doors leading through into:

ENSUITE SHOWER ROOM

9'6" x 4'10" (2.90m x 1.47m)

Having a suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin; tiled splash backs and floor and window to the front.

BEDROOM 2

13'11" (inc wardrobes) x 10'9" (4.24m (inc wardrobes) x 3.28m)

A further well proportioned double bedroom having aspect into the rear garden; built in wardrobes with full height sliding mirrored door fronts and continuation of oak effect flooring.

BEDROOM 3

11'11" x 10'7" (13'7" max) (3.63m x 3.23m (4.14m max))

A versatile room which provides a third double bedroom or alternatively additional reception space having oak effect flooring and window overlooking the rear garden.

BEDROOM 4

9'10" x 9' into cupboards (3.00m x 2.74m into cupboards)

A versatile room currently used as a single bedroom but would make an ideal home office; having built in cupboards with sliding door fronts, continuation of oak effect flooring and window to the front.

BATH/SHOWER ROOM

10' x 8'2" (3.05m x 2.49m)

Tastefully appointed having a contemporary suite comprising quadrant shower enclosure with glass sliding double doors and wall mounted shower mixer, contemporary free standing double ended bath with free standing mixer tap and integral shower handset, close coupled WC and washbasin with chrome mixer tap; tiled splash backs and floor, electric radiator and window to the rear.

EXTERIOR

The property occupies a delightful plot generous by modern standards, approached via double field gates onto a substantial pebbled driveway which provides a considerable level of off road parking and, in turn, leads to a brick built double garage and log store. The remainder of the frontage is laid to lawn with well stocked perimeter bark chipping borders with established trees and shrubs which continues to the side and, in turn, the rear of the property where there are well maintained perimeter gardens allowing access to all sides of the property. The gardens are bordered by contemporary fencing affording excellent views

across to adjacent paddocks. The gardens are well stocked with an abundance of trees and shrubs; a horticultural area encompasses an aluminium greenhouse and timber storage shed. In total the plot extends to approximately 1/5 of an acre.

DOUBLE GARAGE

17'2" x 16'7" (5.23m x 5.05m)

Having twin doors, power and light and courtesy door at the side giving access into the garden.

COUNCIL TAX BAND

South Kesteven District Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. Heating is by way of modern electric radiators (information taken from Energy performance certificate and/or vendor).

The property lies within a conservation village.

We understand there was surface water run off in an adjacent field in 2024 but the property was unaffected being on an elevated position.

We understand there is a "wayleave" agreement with British Telecom, relating to a telegraph pole within the front boundary.

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>







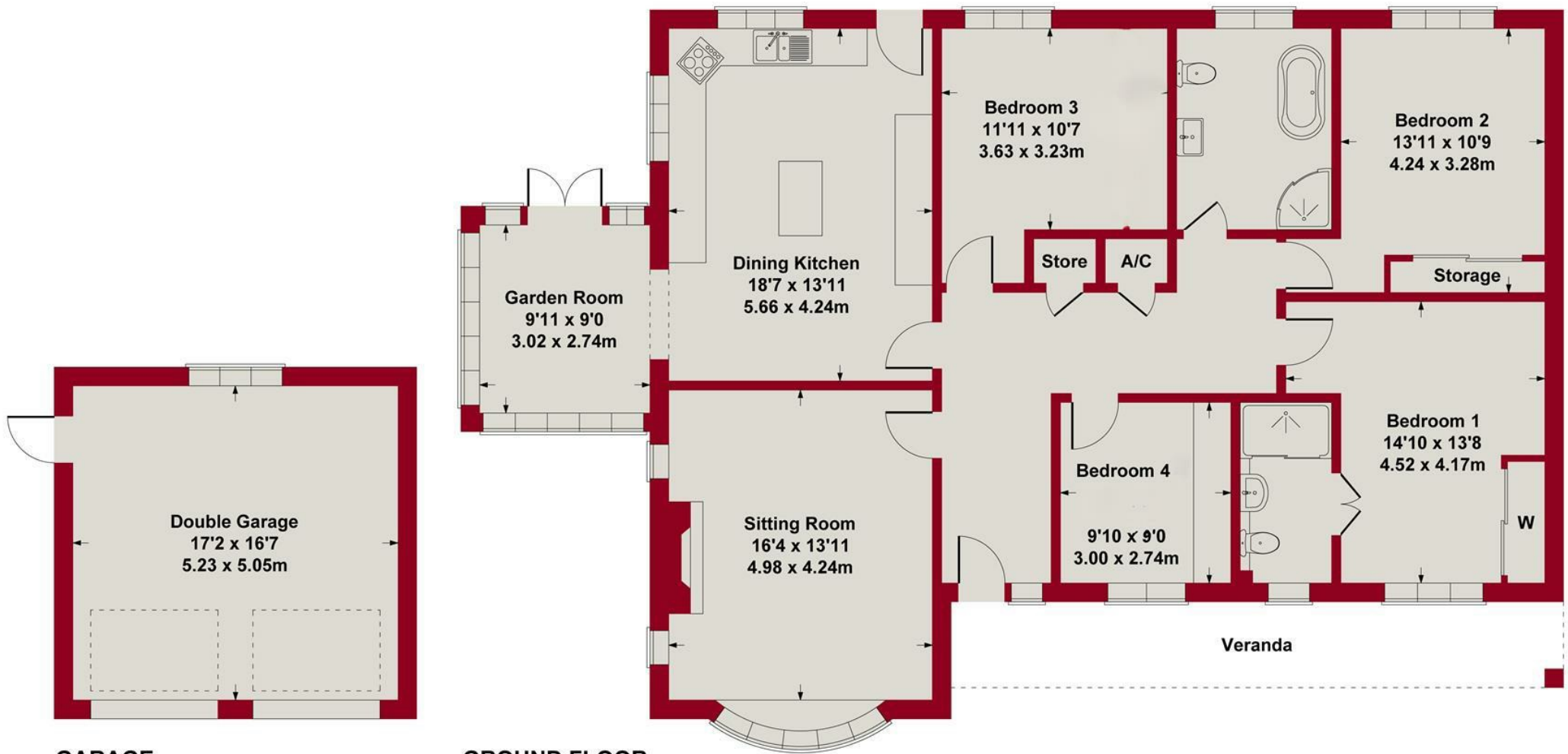












GARAGE

GROUND FLOOR

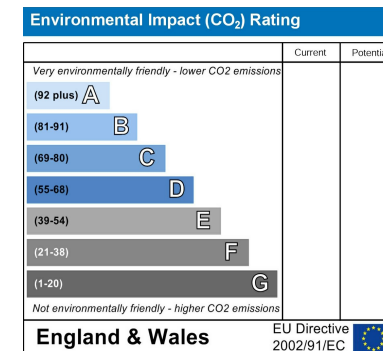
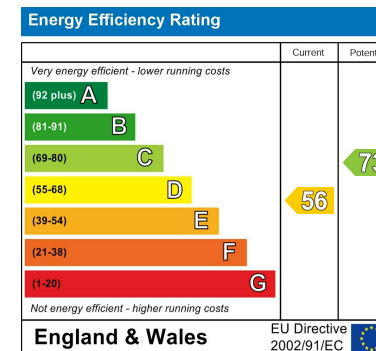
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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