

2 Sparrow Lane, Long Bennington, Newark,
NG23 5DL

Guide Price £400,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

** PRICE GUIDE £400,000 - £425,000 **An exceptionally well planned traditional barn conversion providing spacious open plan living accommodation, three bedrooms, master ensuite, family shower room and double garage. The property has a single aspect and a low maintenance frontage. Conveniently situated on a village lane the property is just a short walking distance from local shops, a primary school, Co-operative store, and excellent village amenities.

The property offers exceptionally light, airy and spacious accommodation with large window openings, and featuring also vaulted ceilings with exposed beams. The accommodation includes a conservatory entrance, 41ft open plan kitchen and living room, a ground floor study/hobbies room an adaptable multi-purpose room, boiler room and integral double garage. The first floor provides a galleried landing, three principal bedrooms, master ensuite and family shower room. Blinds and carpets where fitted, in excellent condition, are included in the sale. The property is offered with no chain.

The attractive and much sought after village of Long Bennington is situated midway between Newark and Grantham. The village is within the Lincolnshire catchment area for secondary and high school education. There is a village primary school. Local amenities provided include a modern purpose built Co-operative store, Doctors surgery, two public houses, and a restaurant. There is a coffee shop, fish & chip shop, and hairdressers.

A wider range of amenities are available at the nearby market towns of Newark and Grantham, providing extensive shopping, leisure and schooling options. Grantham railway station provides high speed rail services to London King's Cross with journey times of just over one hour. The village is close to access points to the A1 trunk road.

Central heating is gas fired. The central heating boiler was fully serviced in April 2026. The windows are purpose made double glazed units. Blinds where fitted are included in the sale. There are audio speaker systems in the living room and master bedroom.

Access to the property is from Carriage Close and is located on a private road. The main walls are of brick construction and the roof pantiled.

The following accommodation is provided:

GROUND FLOOR

CONSERVATORY ENTRANCE
13'8 x 6'2 plus 10'6 x 6' (4.17m x 1.88m plus 3.20m x 1.83m)



Glass roof, uPVC entrance door, radiator, fitted wall lights, and connecting door to the cloakroom.

CLOAK/UTILITY ROOM
8' x 6'9 (2.44m x 2.06m)



With stainless sink unit, low suite WC, glass roof, and working surface. The Bosch washing machine is included in the sale.

STUDY/HOBBIES ROOM
15' x 11' 5 (4.57m x 3.35m 1.52m)



With a high vaulted ceiling, Velux rooflight, fluorescent lighting, and radiator. A versatile multi-purpose room suited to a range of lifestyle needs.

BOILER ROOM
With Ideal gas fired central heating boiler.

OPEN PLAN LIVING ROOM/KITCHEN

41'10 x 16'9 (12.75m x 5.11m)
Overall measurements including the stairwell area.



Multi-fuel stove on a stone hearth, LED lighting, centre opening French doors within the living area, small understairs cupboard, and a pair of centre opening French doors with glazed panels in the kitchen area, making this a pleasant and really light and airy room. There are wall cupboards, base units, and an island unit. Bosch appliances include an electric hob, stainless steel extractor unit, oven and grill, and dishwasher. There is recessed LED lighting with dimmer switches, and a built-in audio speaker system. Three central heating radiators and a practical laminate floor throughout.





FIRST FLOOR



The staircase rises from the living room to a galleried landing with Velux rooflights, recessed Halogen spot lights, radiator. A picture light in the stairwell and exposed beams.

BEDROOM ONE

16'5 x 13'4 (5.00m x 4.06m)
Plus Sitting Area 8'9 x 7'4



Two windows, Velux rooflight and Gable window. Vaulted ceiling with exposed beams. Two radiators and two centre light fittings, with also two wall lights over the bed area.



ENSUITE
6'11 x 6'7 (2.11m x 2.01m)



Electric shower over the bath, pedestal basin, low suite WC, half tiled walls. Velux roof light and Gable window. Chrome heated towel rail, fitted cabinet and shaver point.

BEDROOM TWO
12'2 x 10'8 (3.71m x 3.25m)



With a deep picture window, vaulted ceiling, radiator, exposed Collar beams and fitted wall lights.

BEDROOM THREE
9' x 9'4 (2.74m x 2.84m)



With gable window, vaulted ceiling, exposed Collar beams, radiator.

FAMILY SHOWER ROOM
6'8 x 5'6 (2.03m x 1.68m)



Shower with chrome fitting, basin, low suite WC, heated towel rail, half tiled walls, Velux rooflight.

DOUBLE GARAGE
16' x 15'2 (4.88m x 4.62m)



Electric roller shutter door and power points.

OUTSIDE



The property stands with a substantial frontage with vehicular in and out access to Carriage Close. There is a high boarded fence on the south boundary. Sparrow Lane has a walled boundary frontage.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

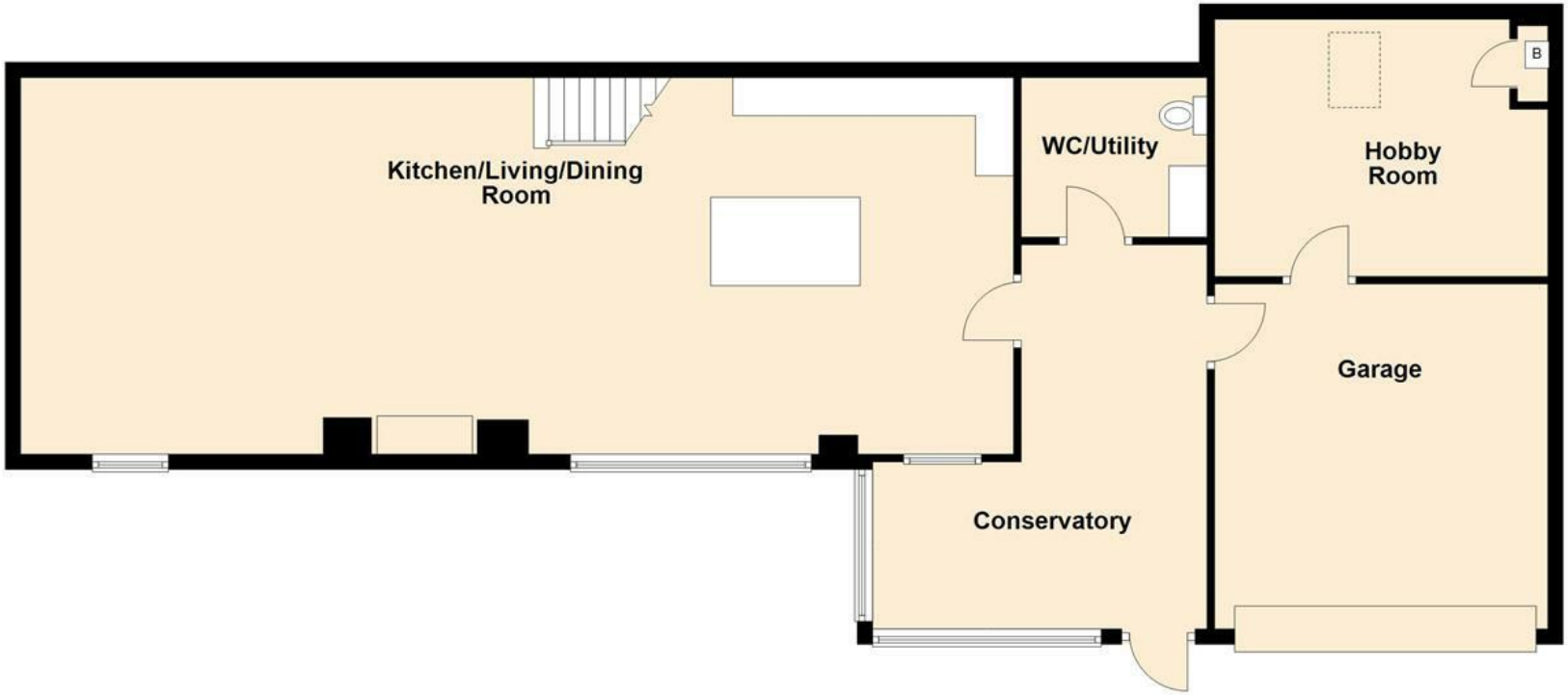
Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under South Kesteven District Council Tax Band D.

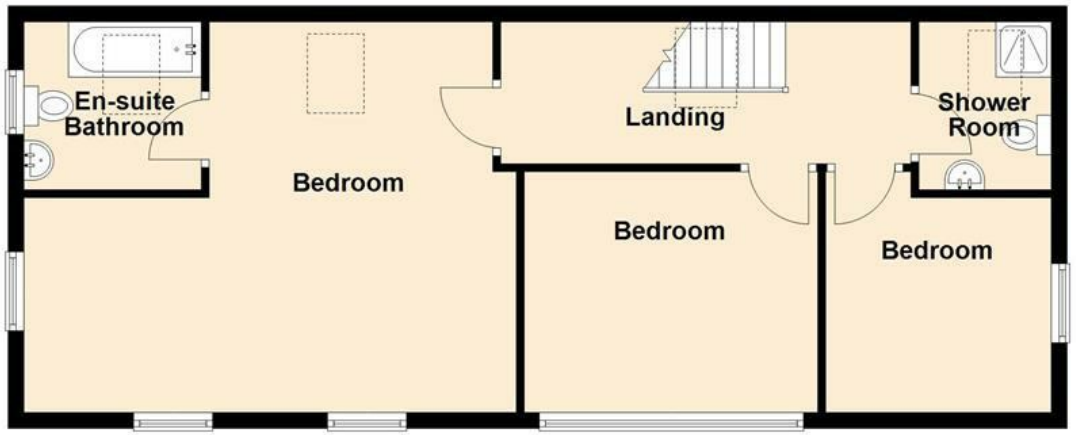
Ground Floor

Approx. 101.9 sq. metres (1097.0 sq. feet)
(excluding Garage)



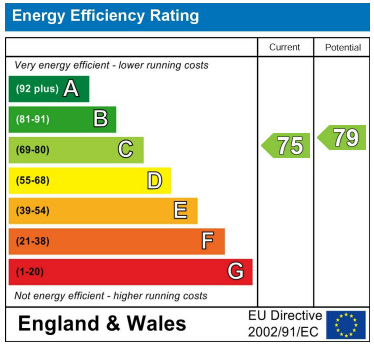
First Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 166.1 sq. metres (1787.8 sq. feet)







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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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