

Main Road, Long Bennington NG23 5EH



GUIDE PRICE £350,000 to £375,000. Poppy Cottage is believed to date back circa 150 years. This wonderful three bedroom detached period cottage is situated in the heart of this popular village location. In addition to the three double bedrooms the property has two excellent sized reception rooms a dining kitchen, a conservatory, utility room, ground floor cloakroom and first floor bathroom. The property is double glazed with gas central heating and has the additional benefit of solar panels. A particular feature of this property is the delightfully large plot on which it sits.

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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:

Reception Hallway

Upon opening the front door it leads into the entrance hallway with the staircase rising to the first floor and doors providing access to the lounge and dining room.

Lounge 19' 7" x 11' 6" (5.96m x 3.50m) *at its widest points*

This excellent size reception room is full of character and charm with its beamed ceiling and open fireplace (not tested). It has dual aspect windows to the front and rear elevations and a glazed door providing access to the rear garden. The lounge is further complemented with triple ceiling light points and has two radiators installed.

Dining Room 11' 5" x 11' 0" (3.48m x 3.35m)

This reception room is well proportioned with a window overlooking the front garden and a door leading into the dining kitchen. The room has a beamed ceiling, twin ceiling lights and a radiator.

Dining Kitchen 15' 10" x 9' 4" (4.82m x 2.84m)

This excellent size kitchen has a window to the rear elevation overlooking the delightful garden, further doors lead through to the conservatory and utility room. The kitchen itself is fitted with a range of contemporary base and wall units complemented with square edge work surfaces. The kitchen incorporates a central breakfast bar, and there are display cabinets, a one and half bowl sink, and integrated appliances include an eye level oven an induction hob with extractor hood above, and a slimline dishwasher. The room is complemented with a beamed ceiling, twin ceiling light point and a vertical panel radiator.

Conservatory 17' 9" x 8' 9" (5.41m x 2.66m)

This fabulous conservatory is of dwarf brick wall construction with Upvc Frame and glass roof and enjoys wonderful views of the rear garden. French doors lead out to the patio with a further door leading out to the front of the property and benefits from twin fan ceiling lights.

Utility Room 7' 5" x 6' 6" (2.26m x 1.98m)

This useful utility area has a window to the rear elevation, with a half glazed door leading out to the patio. The utility room is fitted with wall units to match those of the kitchen together with identical work surfaces. There is plumbing for a washing machine and dishwasher, with tiled floor and ceiling light. A door leads through to the downstairs cloakroom.

Cloakroom 7' 9" x 6' 7" (2.36m x 2.01m)

The cloakroom is fitted with WC and wash hand basin with a ceramic tiled floor, ceiling light and radiator. There is a comprehensive range of fitted storage cupboards and access to a further storage cupboard which is sited beneath the staircase.

First Floor Landing

The landing provides access to all three bedrooms and a bathroom. Situated on the landing is a useful storage cupboard which houses the central heating boiler. and Access to the roof space is obtained from the landing and the landing has a ceiling light.

Bedroom 1 15' 10" x 9' 7" (4.82m x 2.92m)

This fantastic size double bedroom has a window to the rear elevation overlooking the delightful garden, a ceiling light point and radiator.

Bedroom Two 11' 7" x 11' 5" (3.53m x 3.48m)

A further excellent size double bedroom with a window to the front and a useful storage cupboard sited in the eaves, ceiling light point and radiator.

Bedroom Three 11' 7" x 9' 3" (3.53m x 2.82m)

This double bedroom with a window to the front has a useful storage cupboard over the staircase. In addition there are twin fitted double wardrobes, a ceiling light point and radiator.

Bathroom 12' 4" x 6' 5" (3.76m x 1.95m)

This well appointed bathroom has a window to the rear elevation. Fitted with a white suite comprising bath, large vanity unit with wash hand basin inset and storage beneath and WC. In addition the bathroom has an oversize walk in shower cubicle with mains shower fitted, twin ceiling lights and a heated towel rail.

Outside

Poppy Cottage stands on a delightful plot and to the front has a beautifully maintained lawned garden edged with borders containing a wide variety of mature shrubs, plants and trees. Adjacent to this is the block paved driveway which provides off road parking for at least two vehicles and there is gated access to the rear garden.

Rear Garden

This large south west facing rear garden is a magnificent feature of this cottage. The garden is fully enclosed and comprises a number of distinct and well maintained lawned areas interspersed with beds and rockeries containing an abundance of flowers, plants and trees. There is a sizeable patio area adjacent to the rear of the property which provides a wonderful outdoor seating and entertaining area. Adjacent to the side of the garden is a further off road parking space, included within the sale are a number of timber garden sheds and greenhouse. Situated adjacent and joined to the property is an outside WC and brick built store.

Council Tax

The property is in Band C.

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,

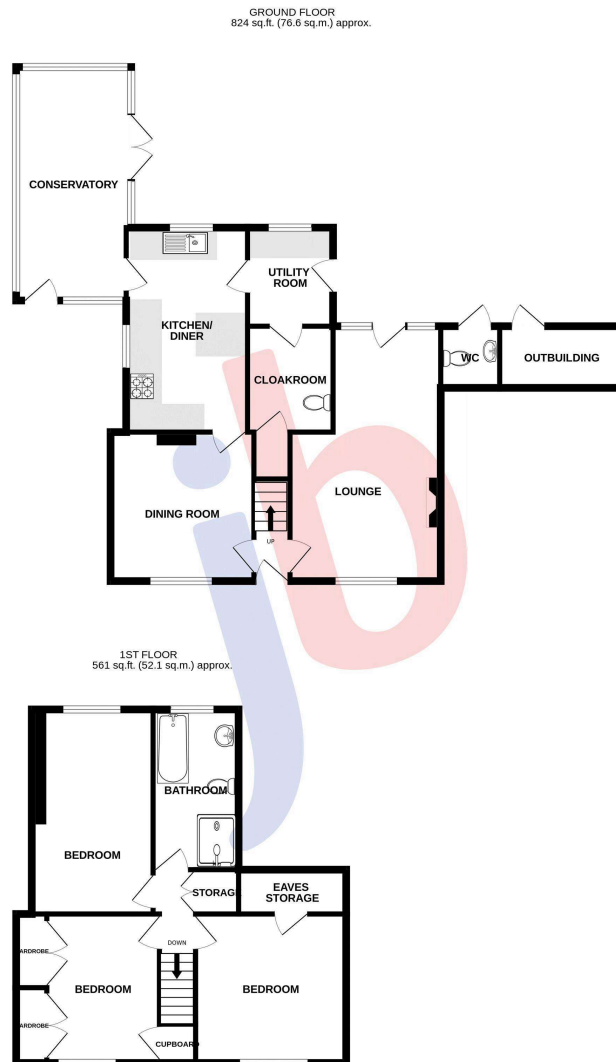
Possession/Tenure

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. 00005727 09 June 2026



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

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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