



Manor Drive, Long Bennington



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Asking Price £350,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Ensuite & Wet Room
- Spacious L-Shaped Lounge
- Dining Kitchen & Utility
- Single Garage & Driveway
- No Chain
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Enjoying a pleasant corner plot position in the heart of the sought after village of Long Bennington, this delightful, detached bungalow has undergone a degree of renovation in recent years, and benefits from spacious accommodation throughout.

The bungalow's accommodation comprises: L-shaped entrance hallway, spacious lounge with sliding doors to the rear garden, modern dining kitchen with appliances to include a four-ring gas hob, electric oven, integrated fridge and dishwasher, utility room with integral access to the single garage, wet room, and three bedrooms, one of which having an ensuite shower room.

Outside, the property is approached with a driveway that provides off street parking for multiple vehicles and gives access to the single garage. The rear garden is partly wall enclosed, predominantly laid to lawn and benefits from a paved seating area. Other features of the property include gas central heating and wooden windows.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 17'8" x 8'2" (5.4m x 2.5m)

maximum measurements

Lounge 16'3" x 14'3" (5m x 4.3m)

maximum measurements

Dining Kitchen 13'7" x 12'3" (4.1m x 3.7m)

Utility Room 7'9" x 5'9" (2.4m x 1.8m)

Bedroom One 11'7" x 9'9" (3.5m x 3m)

Ensuite Shower Room 8'4" x 2'10" (2.5m x 0.9m)

Bedroom Two 12'3" x 8'9" (3.7m x 2.7m)

Bedroom Three 8'3" x 8'3" (2.5m x 2.5m)

maximum measurements

Wet Room 8'3" x 5'4" (2.5m x 1.6m)

Agent's Note - Garden

Please note that next door is currently in the process of purchasing a very small parcel of garden land off this property. For more information, please contact the office on 01636 706444.

Agent's Note - Windows

The windows in the property are wooden single glazed.

Agent's Note - Probate

The sale of the property is subject to probate which was granted on 19th December 2025.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,045 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

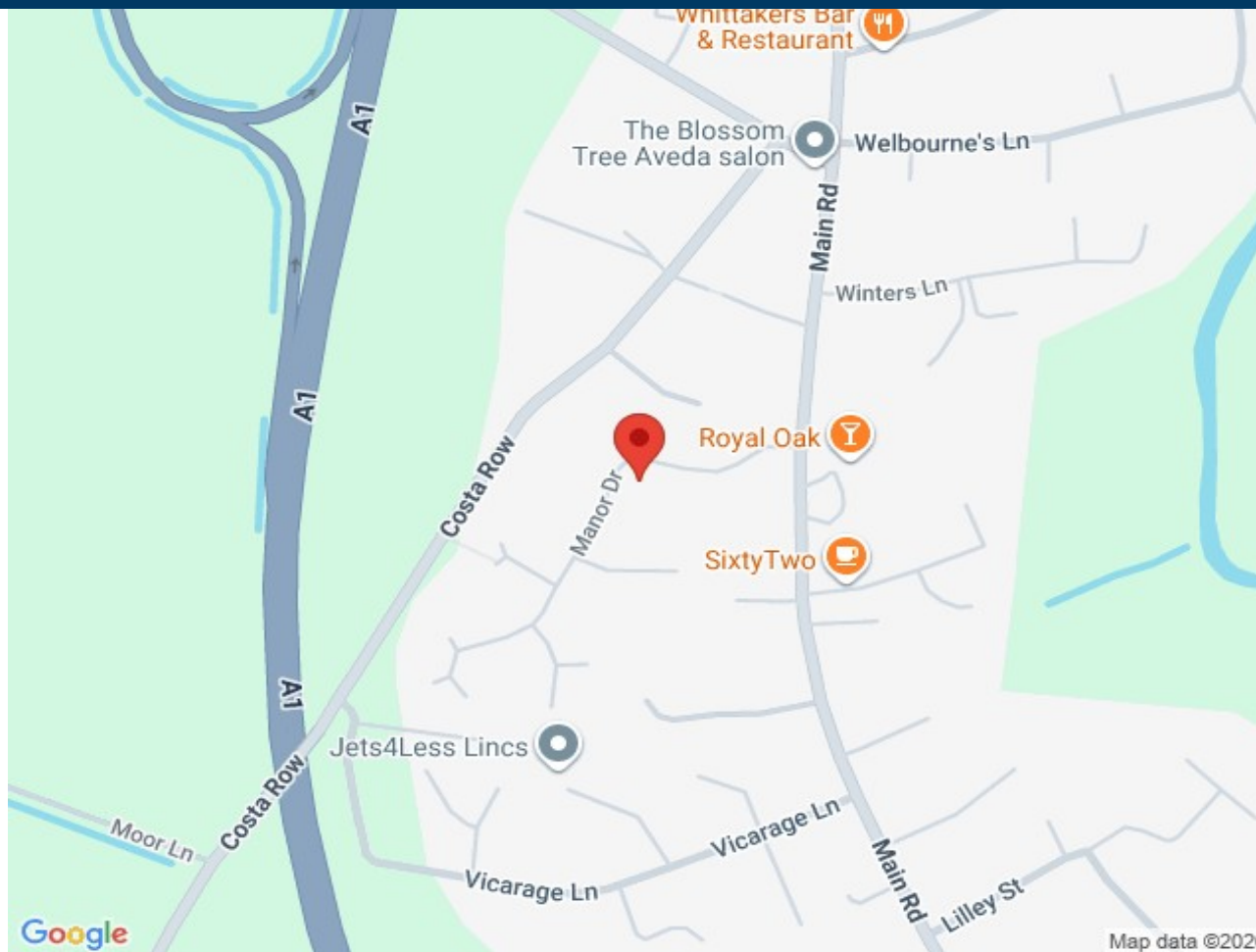
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

