



Church Street, Long Bennington

Guide Price £270,000 to £280,000



NEWTON
FALLOWELL

Church Street

Long Bennington, Newark

MARKETED WITH NO CHAIN Situated in one of Long Bennington's most desirable locations, this beautifully presented modern detached bungalow enjoys a peaceful position on the edge of the village, while remaining within easy reach of the excellent range of local amenities. Offering stylish, move-in-ready accommodation, the property also benefits from underfloor heating throughout and a stunning SOUTH-WEST facing landscaped rear garden.

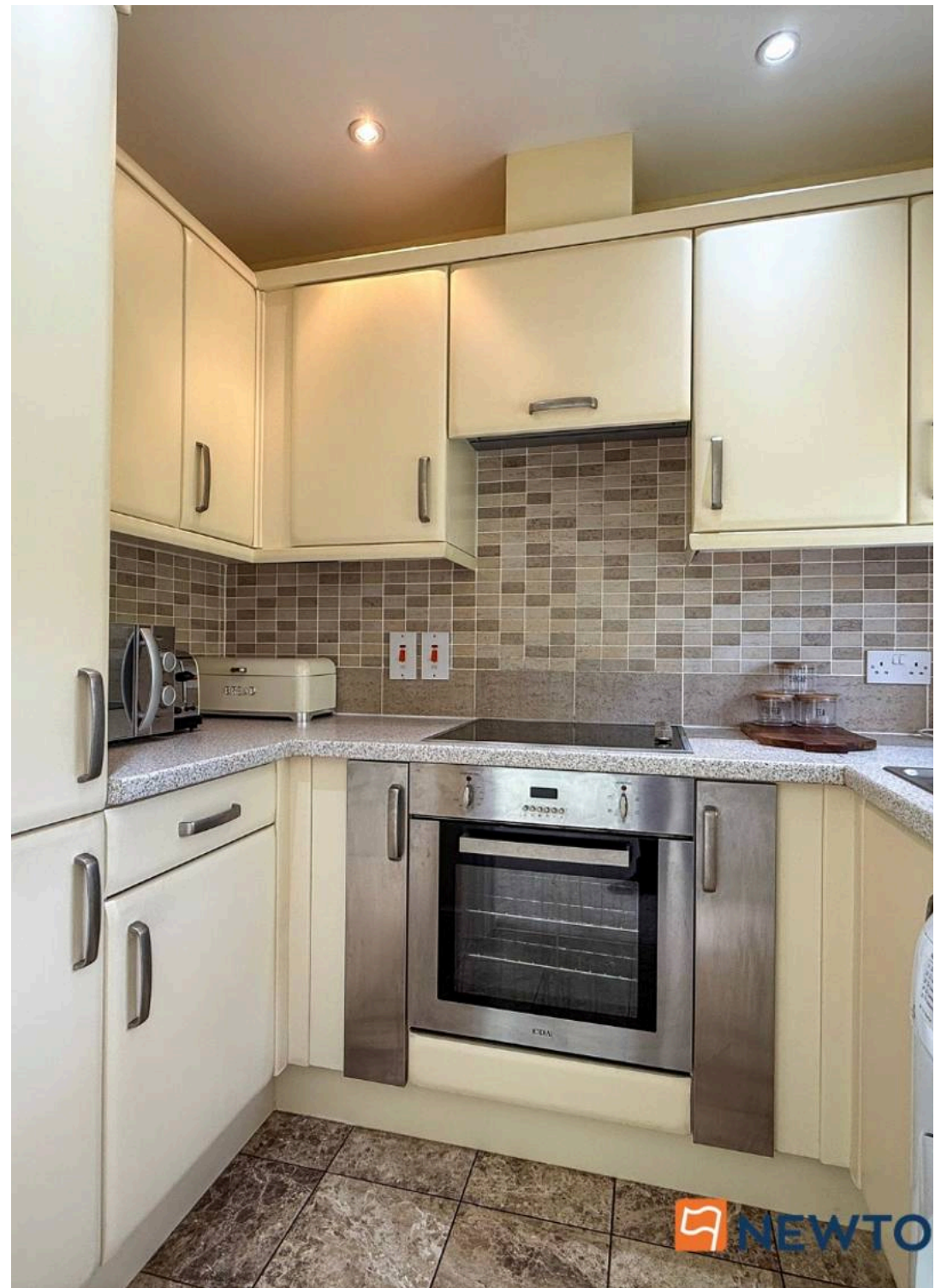
The welcoming L-shaped entrance hallway leads into a spacious triple-aspect lounge/diner, flooded with natural light and featuring French doors that open onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. A door leads through to the well-appointed kitchen, fitted with a range of units and integrated appliances including an electric oven, four-ring electric hob and fridge freezer. There are two well-proportioned double bedrooms, both complete with fitted wardrobes, together with a contemporary shower room finished to a high standard.

Occupying a set-back position behind mature hedging and fencing, the bungalow enjoys an excellent degree of privacy from the front. The south-west facing rear garden is a particular highlight, having been beautifully landscaped to provide an attractive and low-maintenance outdoor space. A generous paved seating and entertaining area is complemented by raised planting beds, a neatly maintained lawn and an abundance of mature shrubs and established planting, creating a peaceful setting to relax and enjoy throughout the seasons. Further benefits include UPVC double glazing and underfloor heating throughout, making this an exceptional home ideally suited to those seeking comfortable, single-storey living in a highly regarded village location.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Long Bennington

A popular and thriving village situated between the market towns of Newark and Grantham which both have main line rail services to London's King Cross and easy access to the A1. There is a wide range of amenities including: Co-op supermarket, part time post office, gift shop, two public houses, wine bar, 2 takeaways, hairdressers and Doctors surgery. The village Infant and Primary School is highly regarded and excellent Grammar schools can be found within close proximity at Grantham and Sleaford.

Entrance Hall

12' 0" x 6' 6" (3.66m x 1.98m)
maximum measurements

Lounge/Diner

17' 10" x 11' 5" (5.44m x 3.48m)
maximum measurements

Kitchen

7' 7" x 5' 8" (2.31m x 1.73m)



Bedroom One

9' 9" x 8' 8" (2.97m x 2.64m)

Bedroom Two

9' 5" x 8' 7" (2.87m x 2.62m)

Shower Room

6' 5" x 5' 4" (1.96m x 1.63m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 504 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.





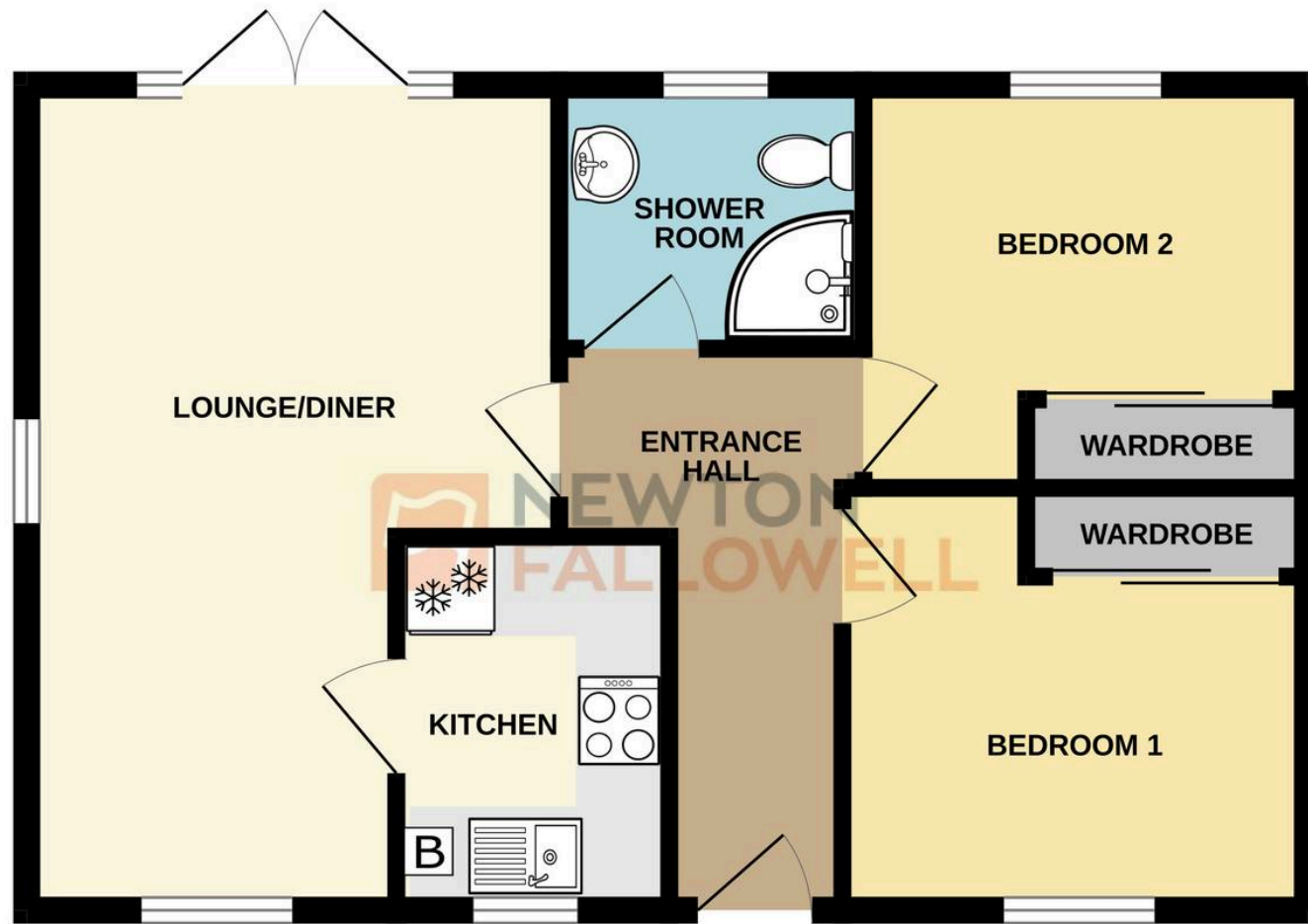
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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



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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