Westborough Lane, Long Bennington

Guide Price £240,000 to £250,000

NEWTON FALLOWELL

Westborough Lane

Long Bennington, Newark

MARKETED WITH NO CHAIN This detached bungalow presents an exciting opportunity for buyers seeking a property with potential to add value in a highly regarded village location.

The home offers flexible accommodation, the layout is thoughtfully designed to provide comfortable single-level living, with well-proportioned rooms throughout. Located in a popular village setting, the property benefits from a friendly community atmosphere and convenient access to local amenities, schools and transport links.

The bungalow has accommodation comprising of: an entrance hall, lounge with sun room, breakfast kitchen, dining room which could also be used as bedroom three, there are then two bedrooms both bedrooms are generously sized, and the additional reception room offers versatility to suit a buyers needs.

The property's position on a corner plot enhances its sense of privacy, practical features include a generous driveway, which can accommodate multiple vehicles with ease, as well as an oversized single garage that offers excellent storage and again versatile use for a buyer.

The bungalow is offered with no onward chain, allowing for a straightforward purchase process and the ability to move in without delay. Further benefits include gas central heating and UPVC double glazing.

This is a rare chance to acquire a detached bungalow with scope for improvement, making it an attractive proposition for downsizers, investors or anyone looking to create a bespoke home tailored to their own tastes.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Lounge
15' 9" x 13' 11" (4.80m x 4.24m)
maximum measurements

Sun Room
9' 6" x 3' 7" (2.90m x 1.09m)

Breakfast Kitchen
14' 9" x 8' 0" (4.50m x 2.44m)

Bedroom One
15' 10" x 10' 9" (4.83m x 3.28m)
maximum measurements

Bedroom Two
10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Three/Dining Room
11' 5" x 8' 10" (3.48m x 2.69m)

Bathroom
7' 8" x 5' 7" (2.34m x 1.70m)

Garage
16' 4" x 10' 7" (4.98m x 3.23m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,126 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 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

Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

NEWTON FALLOWELL