3 Bennington Close, Long Bennington

£425,000

NEWTON FALLOWELL

3 Bennington Close

Long Bennington, Newark

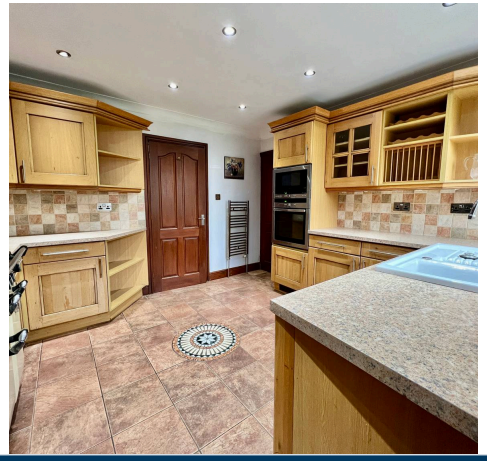
Spacious 4-bed detached house with double garage, 2 en suites, 3 receptions, private garden, and driveway in a popular village. Vacant possession and no onward chain.
Council Tax band: E

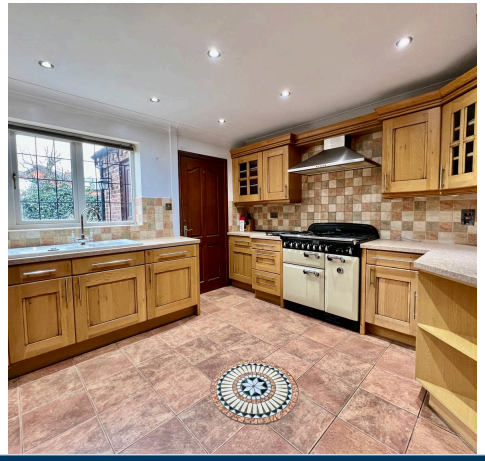
Tenure: Freehold

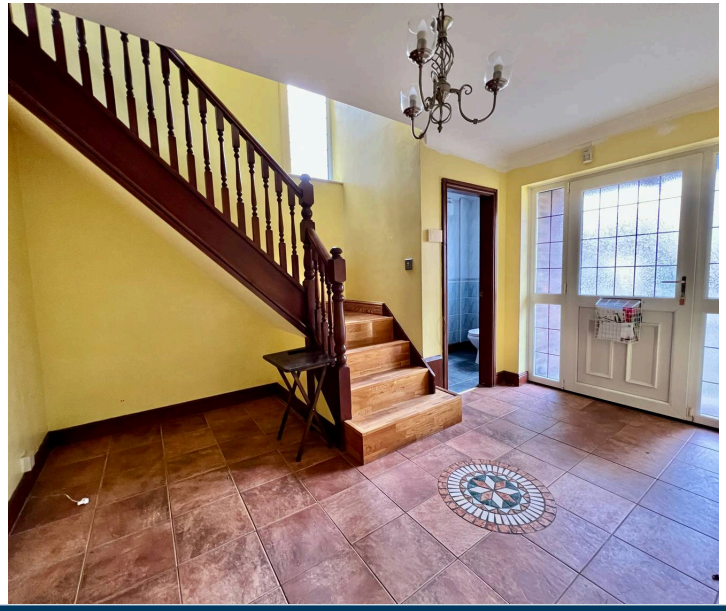
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Family House
- Kitchen and Utility
- Pleasant Village Position
- Four Bedrooms
- Excellent Local Amenities
- Three Bathrooms
- Hall and Cloakroom
- Double Garage
- Two Reception Rooms
- Vacant Possession and No Chain







ENTRANCE PORCH

A recessed entrance porch with uPVC entrance door and glazed side panels.

RECEPTION HALL

10' 7" x 12' 8" (3.23m x 3.85m)

Having tiled floor with central compass style pattern, coving, radiator, central heating thermostat, staircase off to the first floor and uPVC double glazed window to the side elevation.

CLOAKROOM

3' 9" x 6' 11" (1.14m x 2.11m)

Having uPVC obscure double glazed window to the front elevation, a low level WC., wash basin, tiling to walls, tiled floor, radiator.

KITCHEN

10' 6" x 12' 0" (3.21m x 3.67m)

An oak fitted kitchen containing a comprehensive range of base cupboards and drawers with working surfaces over and matching eye level cupboards to include a plate rack, work surfacing with inset ceramic one and a half bowl inset sink with mixer tap and waste disposal, Neff oven and microwave, a range cooker with stainless steel extractor over, integrated dishwasher, tiled floor with central pattern, chrome heated towel rail, tiled splashbacks and uPVC double glazed window to the rear elevation.

UTILITY ROOM

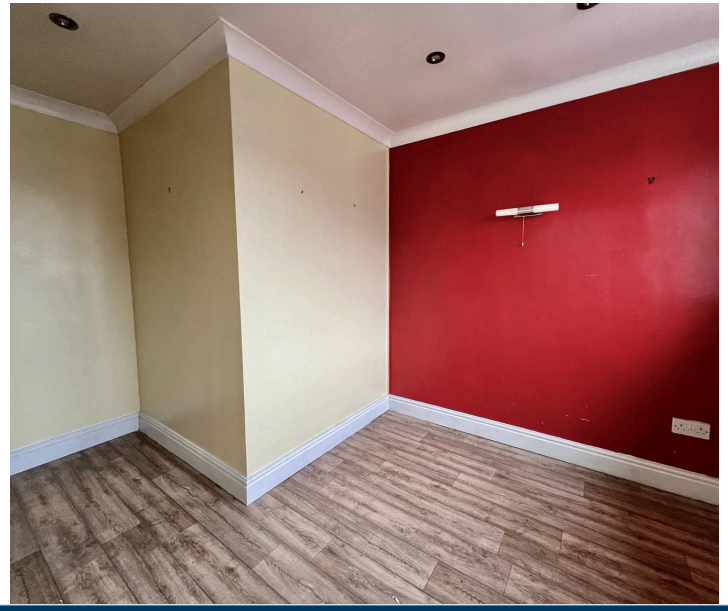
6' 5" x 10' 5" (1.96m x 3.17m)

Having uPVC double glazed window to the rear elevation, external stable style door, oak fronted base cupboards, working surfaces and wall cupboards, stainless steel sink and drainer with mixer tap, vertical radiator, electric consumer unit, tiled splashbacks and door to the garage.

LOUNGE

13' 7" x 16' 1" (4.15m x 4.89m)

With uPVC double glazed bay window to the front elevation, radiator, fireplace with existing wood burner (not connected), wood style floor covering, wall lights, radiator and double doors to the dining room.



DINING ROOM
10' 8" x 12' 0" (3.24m x 3.65m)
Having uPVC double glazed sliding patio doors to the conservatory, wood style floor covering, coving and radiator.

CONSERVATORY
7' 7" x 9' 10" (2.30m x 3.00m)
A wooden conservatory with French doors to the garden.

FIRST FLOOR LANDING
6' 9" x 15' 1" (2.07m x 4.61m)
Having loft hatch access, wood flooring, radiator and coving.

BEDROOM 1
16' 0" x 18' 2" (4.88m x 5.53m)
Having two uPVC double glazed dormer windows to the front elevation, fitted wardrobes, two cast radiators, laminate flooring.

EN SUITE SHOWER ROOM
5' 8" x 7' 1" (1.73m x 2.17m)
Fully tiled and having a walk-in shower, wash basin and low level WC., shaver socket, extractor, heated towel radiator and Velux style roof light.

GUEST/MASTER BEDROOM 2
11' 9" x 13' 4" (3.58m x 4.07m)
Maximum measurements into wardrobes. Having uPVC double glazed window to the front elevation, fitted wardrobes, cast radiator, wood flooring.

WASHROOM/WC
2' 5" x 7' 1" (0.74m x 2.15m)
With low level WC and pedestal wash basin, fully tiled walls and uPVC obscure double glazed window to the front elevation.

SHOWER/DRESSING ROOM
7' 11" x 11' 9" (2.41m x 3.57m)
Having shower cubicle, uPVC obscure double glazed window to the front elevation, coving, spotlights and cast towel radiator.

BEDROOM 3

14' 4" x 7' 8" (4.37m x 2.34m)

Maximum measurements into wardrobes. Having fitted wardrobes, coving, radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4

7' 9" x 9' 9" (2.36m x 2.96m)

Maximum measurements into wardrobes. With uPVC double glazed window to the rear elevation, fitted wardrobes, radiator and coving.

FAMILY BATHROOM

6' 9" x 9' 0" (2.05m x 2.75m)

With uPVC obscure double glazed window to the side elevation, a white panelled bath with shower attachment over, pedestal washbasin and low level WC., shaver point, fully tiled walls, chrome heated towel rail and spotlights.

DOUBLE GARAGE

17' 1" x 18' 7" (5.21m x 5.66m)

Having twin up-and-over doors, door to the utility room, light and power connected and Worcester gas fired boiler.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

GROUND FLOOR

1ST FLOOR

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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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