

Westborough Lane, Long Bennington



GUIDE PRICE £325,000 to £350,000. An immaculately presented two bedroom (formerly three bedroom) detached bungalow situated on an excellent sized plot in this sought after village location. The property has been extensively updated by the present owners and, in addition to the two double bedrooms, there is a spacious lounge, garden room, well appointed kitchen, utility area, dining room/bedroom three, shower room and en-suite. There is ample off road parking and the rear garden is a particular feature. The property is double glazed, and has gas central heating and solar panels. Early viewing is highly recommended.

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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:

Entrance Porch

The entrance porch provides a useful storage space and has solid wood flooring, cornice to the ceiling, a ceiling light point and a radiator. A glazed door leads through to the reception hallway.

Reception Hallway

The 'L' shaped reception hallway provides access to the lounge, kitchen, both bedrooms and the shower room. The hallway has a useful storage cupboard, cornice to the ceiling and two ceiling light points.

Lounge 15' 11" x 13' 11" (4.85m x 4.24m)

Accessed via feature glazed doors, this excellent sized and well proportioned reception room has a high level window to the side elevation, and windows and French doors leading through to the garden room. The focal point of the lounge is the contemporary fireplace with electric fire inset. The room also has cornice to the ceiling, two ceiling light points and two radiators.

Garden Room 14' 4" x 11' 8" (4.37m x 3.55m)

This delightful reception room has dual aspect windows to the side and rear elevations, the window to the rear provides fantastic views across the wonderful garden. Glazed French doors lead out to the patio area. The garden room has cornice to the ceiling, wall light points and two radiators.

Kitchen 14' 6" x 7' 11" (4.42m x 2.41m)

The well appointed kitchen has a window to the rear elevation, once again enjoying views of the garden. A half glazed door leads out to the utility area. The kitchen is fitted with an excellent range of quality base and wall units, with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, dishwasher and washing machine. The kitchen has a ceramic tiled floor, cornice to the ceiling, two ceiling light points and a radiator. A large opening leads through to the dining room.

Utility Area 9' 8" x 4' 9" (2.94m x 1.45m)

This versatile space has high level opaque windows, and doors to the front and rear elevations giving access to both front and rear gardens. The utility area is fitted with a base unit with roll top work surface and storage beneath, and has a wall light point, a radiator and ample power points.

Dining Room 11' 7" x 8' 11" (3.53m x 2.72m)

The dining room has a window to the side elevation, the same flooring flowing through from the kitchen, cornice to the ceiling, a ceiling light point and a radiator. The dining room was formerly bedroom three and could be reverted back if required.

Bedroom One 15' 7" x 9' 5" (4.75m x 2.87m) (plus door recess)

A superb double bedroom having two windows to the front elevation, both wall and ceiling light points, and a radiator. The bedroom has a comprehensive suite of fitted bedroom furniture including wardrobes, dressing table and bedside cabinets. Access to the roof space is obtained from here. A door leads into the en-suite shower room.

En-suite Shower Room 10' 9" x 5' 0" (3.27m x 1.52m)

This well appointed en-suite has an opaque window to the side elevation and is fitted with an oversized walk-in shower cubicle with electric shower, pedestal wash hand basin, bidet and WC. The room is complemented with part mermaid board to the walls. In addition there is cornice to the ceiling, a ceiling light point, wall mounted heater, radiator and extractor fan.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m)

A further great sized double bedroom with a window to the front elevation. This bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, both wall and ceiling light points and a radiator.

Shower Room 7' 8" x 5' 7" (2.34m x 1.70m)

The shower room has an opaque window to the side elevation and is fitted with an oversized walk-in shower cubicle with electric shower. There is a vanity unit with wash hand basin inset and storage beneath, and a WC. The room is enhanced with a combination of ceramic wall tiling and mermaid board, and also has cornice to the ceiling, a ceiling light point, extractor fan, shaver socket and radiator.

Outside

This wonderful home stands on an excellent sized plot and to the front is a large sweeping driveway together with gravel hardstanding providing ample parking for numerous vehicles. The front garden has borders containing a number of mature shrubs, plants and flowers. There is gated access around to the rear garden, and also an EV wall mounted charger. Further access on the alternate side leads to the utility area.

Rear Garden

The excellent sized, fully enclosed rear garden is a particular feature of this property. The garden has been very tastefully landscaped and comprises a sizeable Indian sandstone patio area ideal for outdoor seating and entertaining. The remainder of the garden consists of a well maintained lawn and a number of well stocked borders containing a vast array of mature shrubs, plants and trees. The timber summerhouse and large garden shed are included within the sale, both of these have power points.

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

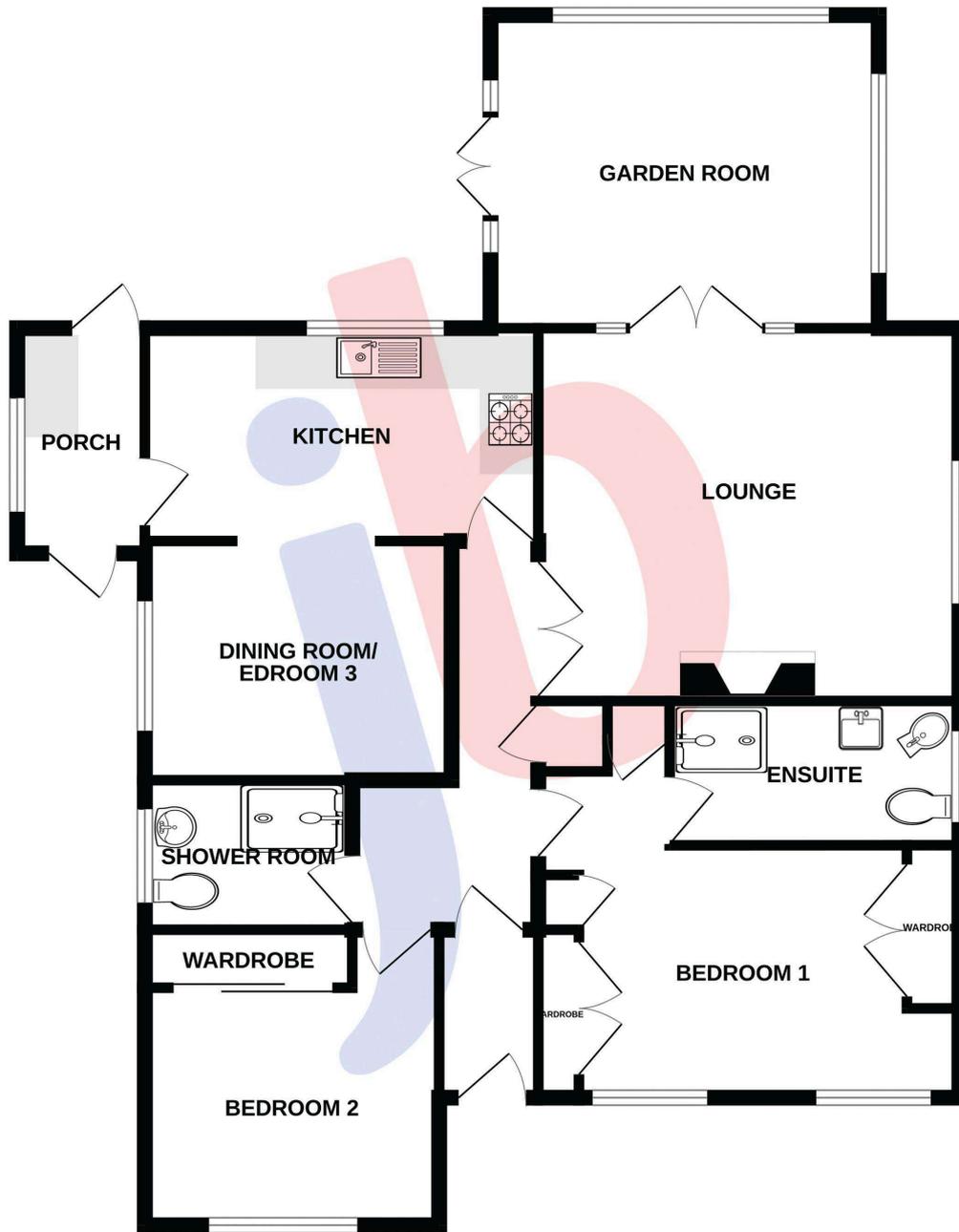
South Kesteven District Council, Lincolnshire,

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: Chattertons Solicitors - £120.00 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. 00007666 13 March 2026

GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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