



Bennington Close, Long Bennington



- Detached Family House
- Kitchen and Utility
- Pleasant Village Position
- Four Bedrooms
- Excellent Local Amenities
- Three Bathrooms
- Freehold
- EPC rating C



A well proportioned individual detached house situated in a popular village with excellent local amenities, The property offers spacious accommodation extending to approximately 2047 square feet to include a large double garage. There is a good sized hallway with a cloakroom off, oak fitted kitchen, utility room, lounge, dining room and conservatory on the ground floor whilst the first floor comprises a galleried landing, master bedroom with an en suite shower room, further guest/master bedroom with an en suite dressing room/shower, two further good sized bedrooms and a family bathroom. Outside there is a block paved driveway and private garden to the rear. The property offers a fine opportunity to create an enviable family home within a thriving community. The property is offered for sale with vacant possession and NO ONWARD CHAIN.

### ACCOMMODATION

#### ENTRANCE PORCH

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

#### RECEPTION HALL

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

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

1.14m x 2.11m (3'8" x 6'11")

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

### KITCHEN

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

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

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

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

4.15m x 4.89m (13'7" x 16'0")

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

3.24m x 3.65m (10'7" x 12'0")

Having uPVC double glazed sliding patio doors to the conservatory, wood style floor covering, coving and radiator.

### CONSERVATORY

2.3m x 3m (7'6" x 9'10")

A wooden conservatory with French doors to the garden.

### FIRST FLOOR LANDING

2.07m x 4.61m (6'10" x 15'1")

Having loft hatch access, wood flooring, radiator and coving.

### BEDROOM 1

4.88m x 5.53m (16'0" x 18'1")

Having two uPVC double glazed dormer windows to the front elevation, fitted wardrobes, two cast radiators, laminate flooring.

### EN SUITE SHOWER ROOM

1.73m x 2.17m (5'8" x 7'1")

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

3.58m x 4.07m (11'8" x 13'5")

Maximum measurements into wardrobes.

Having uPVC double glazed window to the front elevation, fitted wardrobes, cast radiator, wood flooring.

### WASHROOM/WC

0.74m x 2.15m (2'5" x 7'1")

With low level WC and pedestal wash basin, fully tiled walls and uPVC obscure double glazed window to the front elevation.

### SHOWER/DRESSING ROOM

2.41m x 3.57m (7'11" x 11'8")

Having shower cubicle, uPVC obscure double glazed window to the front elevation, coving, spotlights and cast towel radiator.

### BEDROOM 3

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

Maximum measurements into wardrobes.

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





#### BEDROOM 4

2.36m x 2.96m (7'8" x 9'8")

Maximum measurements into wardrobes.

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

#### FAMILY BATHROOM

2.05m x 2.75m (6'8" x 9'0")

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.

#### OUTSIDE

The property stands behind a front garden with raised sleeper planters, a block paved driveway, outside garden tap and gated side access to the rear garden. The rear garden has a paved patio, wooden decked area, garden pond, outside power sockets, shrubs, bamboo and fencing to the boundaries.

#### DOUBLE GARAGE

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

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

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and out of town through Gonerby Hill Foot and Great Gonerby. Continue over the fly-over and join the A1 north. Take the slip road signposted Long Bennington, Staunton and Foston and continue along until you enter Long Bennington along Main Road. Take the right turn onto Bennington Close and the property is the first on the left.

## LONG BENNINGTON

Long Bennington offers excellent amenities and is within the catchment for the Grammar Schools of Grantham and so is very popular with families (buses to Grantham and Newark schools). Indeed the local Primary School is extremely well respected and for the adults there are good public houses/restaurants, Co-op, fish and chip shop, dispensing surgery and limited hours Post Office etc. There are also local sports facilities such as bowling green, tennis courts and football pitch. Newark, just under 10 miles north, is a traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. It boasts a wealth of successful independent shops and boutiques, as well as a national chains.

## 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. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

# Floorplan

GROUND FLOOR  
1161 sq.ft. (107.9 sq.m.) approx.

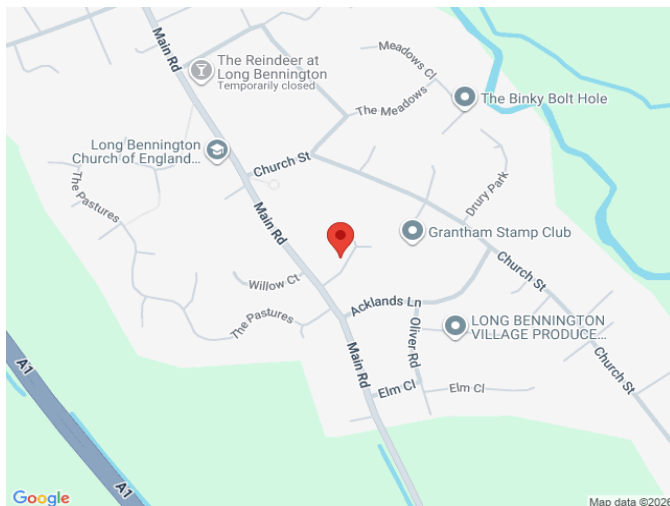


1ST FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 2047sq.ft. (190.2 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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