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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**30 CHURCH STREET, LONG BENNINGTON, NEWARK,
LINCOLNSHIRE NG23 5EN**

£600,000

2088 sq.ft of accommodation over two floors providing a wonderful feeling of space throughout with enough rooms for all the family to find their own peace and haven whilst also having the versatile space for accommodating to the extended family when all are gathered.

A five bedroomed detached family home situated on a generous 1/3 of an acre plot and located within a short walk of the local amenities including a Co op store, post office, fish & chip shop, coffee shop, Indian takeaway, three pubs, doctors and Long Bennington Academy. The property is also within catchment area for The Kings School, Kesteven & Grantham Girls school and The Walton Girls High School. Good access to Grantham and Newark as well as access to the A1 both North and South. Perfect for the growing family.

In brief, the accommodation comprises; entrance hall, open plan living / dining kitchen, conservatory overlooking the extensive gardens, a separate dining room, living room, family room, the Home Office / Snug, a utility room & downstairs cloaks. The first floor offers five double bedrooms and family bathroom. In addition, the master bedroom also enjoys its own en-suite shower room and dressing area as well as built-in wardrobes. Externally, the frontage offers hardstanding for off-road parking for several vehicles and access to the double garage. The rear gardens are a haven of tranquillity and privacy. With mature shrubs & hedging as well as the feature lawn that leads from the extended patio area – perfect for those who enjoy al fresco dining during those balmy summer evenings. An electric car-charging point has been fitted.

The Perfect Balance of Country Living & Connectivity

Nestled in the beautiful countryside, Long Bennington is more than just a village—it's a thriving, self-sufficient community that offers an unparalleled quality of life. Renowned for its strong community spirit, excellent amenities, and unbeatable transport links, properties here command a premium for a reason.

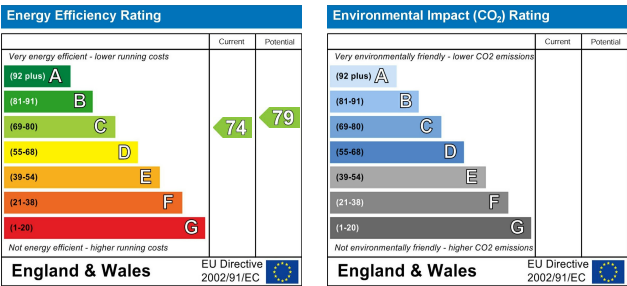
30 CHURCH STREET, LONG BENNINGTON, LINCOLNSHIRE NG23 5EN



Whether you're a family seeking top-tier schooling, or a professional needing swift access to the rail network, Long Bennington offers a unique blend of rural tranquillity and urban convenience.

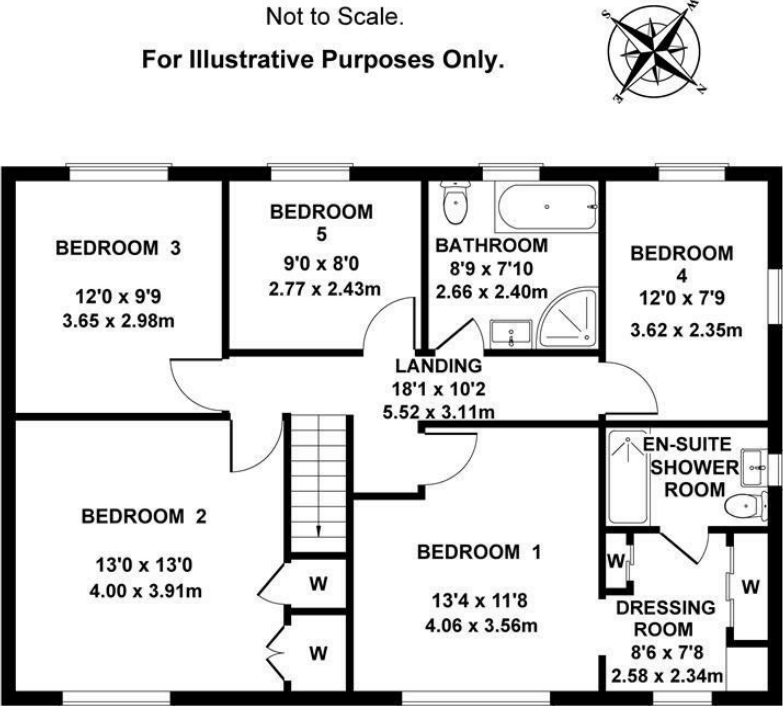
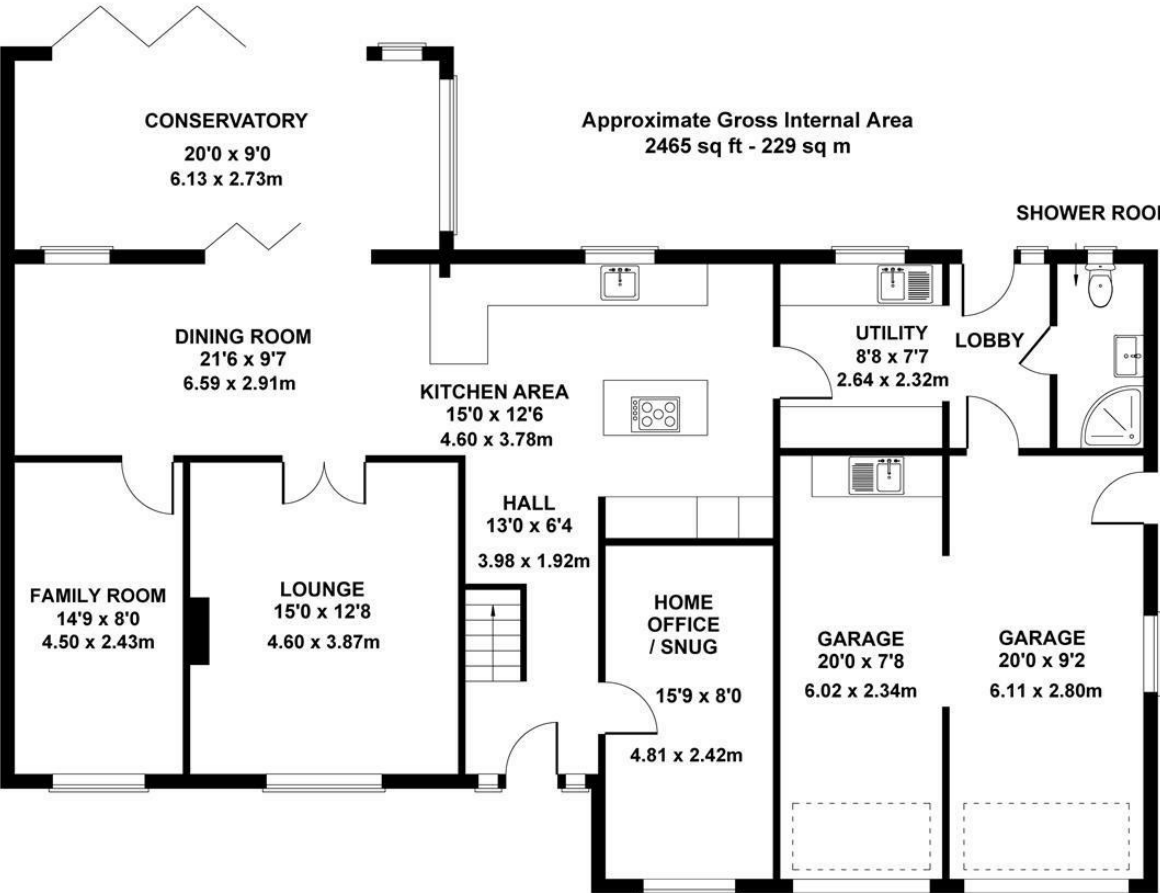
Why People Choose Long Bennington

Location, Location, Location: Unbeatable Connectivity for the commuter, Long Bennington is a strategic dream. Enjoy immediate, direct access to the A1, simplifying journeys both North and South. Furthermore, you are moments away from Grantham, providing high-speed rail links to London King’s Cross in just over an hour, and Newark, connecting you to the wider region. It's the ideal spot to retreat from the city hustle without ever feeling remote.



Council Tax Band

E



A Community That Delivers

Long Bennington is highly regarded for its outstanding amenities, meaning you rarely have to leave the village for daily essentials or social life.

With three well-regarded public houses, including the popular The Reindeer Inn and The Royal Oak, a fish and chip shop (Sharricks), and an Indian takeaway (Ashiana), your social calendar is set.

The village features a local Co-op store, Post Office services, and a Doctors Surgery. In addition, there are scenic riverside walks along the River Witham and plenty of engagement through numerous local clubs and groups.

The village is a magnet for families, primarily due to its education offering a Primary School: Home to the popular and highly-rated Long Bennington Church of England Academy. Secondary Access: The location falls within easy reach of the acclaimed and highly competitive Grammar Schools in Grantham, providing superb academic pathways for older children.

Don't just move house—upgrade your lifestyle. Contact us today to arrange your viewing of this substantial home within this substantial village.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

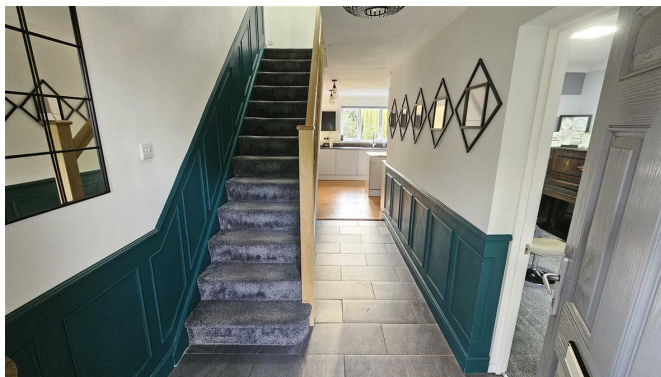
1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Enter from the front under the pitch tiled canopy with security light through the main entrance door with obscure glazed side panel into the

ENTRANCE HALL

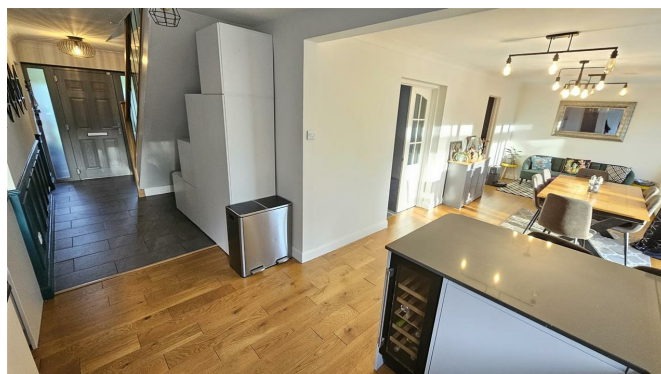
with a staircase rise to the first floor landing with glazed panelling, ceramic tiled floor and a central heating radiator.

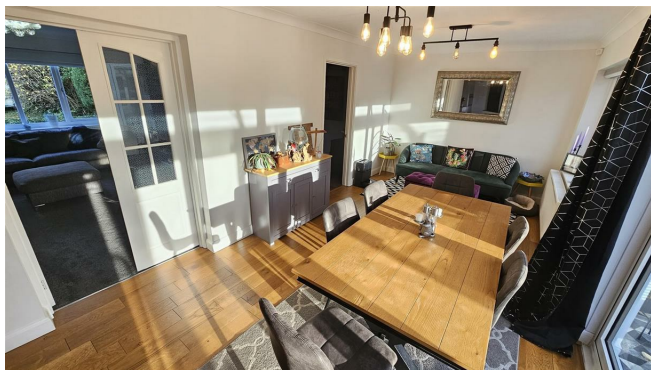
OPEN PLAN LIVING / DINING KITCHEN

KITCHEN AREA

15'0 x 12'6 (4.57m x 3.81m)

Fitted with a comprehensive range of white and flush fronted base & large island units, Granite worktops & complementary tiled upstands, flush fitted sink & drainer unit with mixer tap. AEG electric hob, integral dishwasher, two Zanussi electric ovens, plumbing for an American style fridge freezer. Wooden flooring, stylish central heating radiator, double glazed window overlooking the rear garden. Wine cooler.



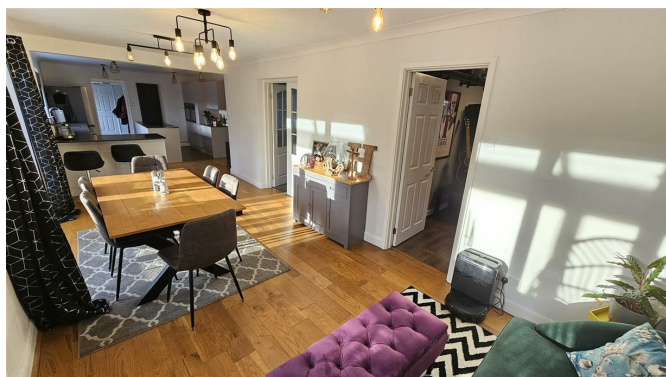


DINING & SITTING AREA

21'6 x 9'7 (6.55m x 2.92m)
with a central heating radiator and a double glazed tri-fold doors leading into the Conservatory. Further double doors into the

MAIN LOUNGE

15'0 x 12'8 (4.57m x 3.86m)
with a central heating radiator and a double glazed window to the front elevation. Feature fireplace set within chimney.





CONSERVATORY

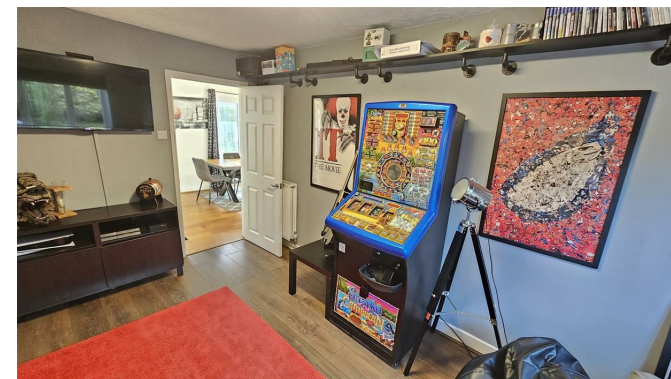
20'0 x 9'0 (6.10m x 2.74m)

Constructed from dwarf brick walling, uPVC double glazed bi-fold doors, central heating radiator ensuring use of the room throughout the year.

FAMILY ROOM

14'9 x 8'0 (4.50m x 2.44m)

with a central heating radiator and a double glazed window to the front elevation.





UTILITY ROOM & REAR LOBBY

8'8 x 7'7 (2.64m x 2.31m)

From the kitchen... fitted with a range of wall & base units with roll edge worktops, inset stainless steel sink & drainer unit, plumbing & spaces for washing & tumble dryer, tiled flooring, double glazed window to the rear elevation. A double glazed door leads into the extensive patio area of the substantial rear garden.

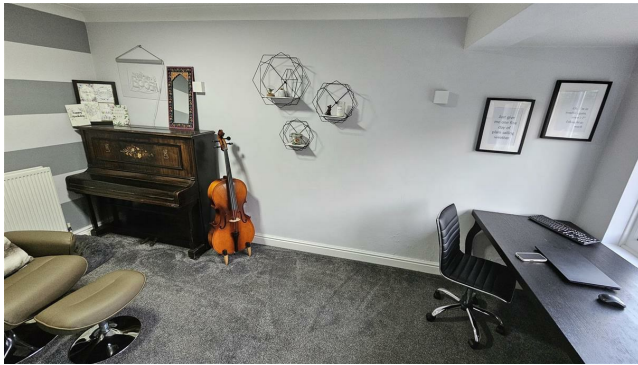
SHOWER ROOM

with a three piece suite comprising shower enclosure, low flush W.C., washbasin with drawers under, double glazed window to the rear elevation.



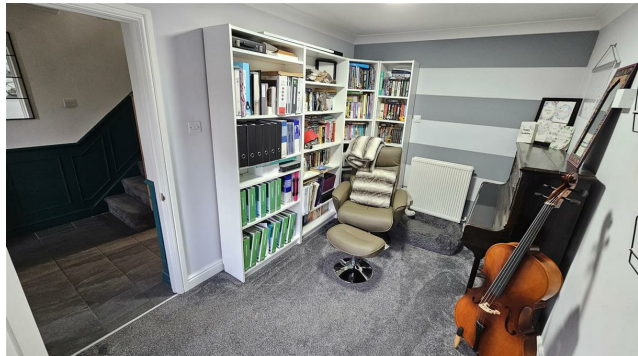
BINGHAM'S COMMUNITY ESTATE AGENT

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HOME OFFICE / SNUG
15'9 x 8'0 (4.80m x 2.44m)
with a central heating radiator and
a double glazed window to the
front elevation.

FROM THE HALLWAY
stairs, with glass stair panels, rise
to the first floor.





FIRST FLOOR LANDING

18'0 x 10'2 (5.49m x 3.10m)

BEDROOM 1

13'4 x 11'8 (4.06m x 3.56m)

with a central heating radiator and a double glazed window overlooking the front and driveway.

DRESSING AREA

with a double glazed window to the front elevation. One triple and one double set of wardrobes with mirror fronted doors.

UPGRADED EN-SUITE SHOWER ROOM

Fitted with a walk-in shower, pedestal wash hand with tiled splashback basin & low flush W.C. Chrome towel radiator, tiled flooring, extractor fan, obscure glazed window to the side elevation and a back-lit mirror-fronted cabinet.





BEDROOM 2

13'0 x 13'0 (3.96m x 3.96m)
with a central heating radiator and a double glazed window to the front elevation. Double and single wardrobes.

UPGRADED FAMILY BATHROOM

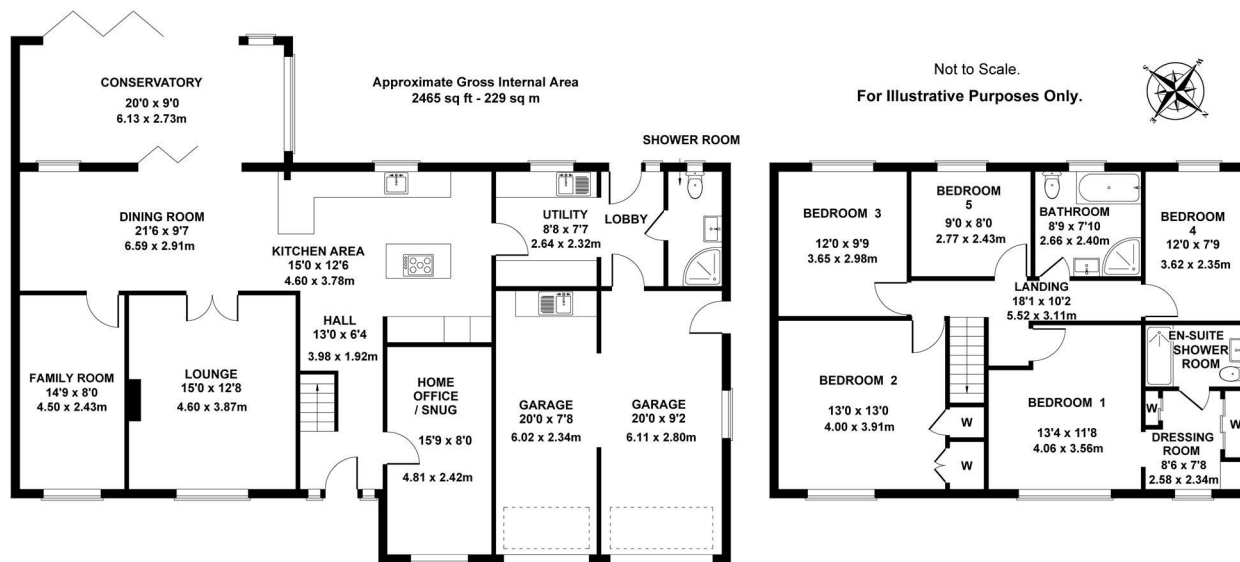
with a four piece white suite comprising panelled bath with handset shower over, wash hand basin with cupboards under & a low flush W.C. Central heating towel radiator, wall mirror, obscure glazed window to the rear elevation and tiled flooring.



BEDROOM 5

9'0 x 8'0 (2.74m x 2.44m)
with a central heating radiator and a double glazed window to the rear elevation.





BEDROOM 3

12'0 x 9'9 (3.66m x 2.97m)
with a central heating radiator and a double glazed window to the rear elevation. Wood effect flooring.

BEDROOM 4

12'0 x 7'9 (3.66m x 2.36m)
with a central heating radiator and a double glazed window to the rear and side elevations.





OUTSIDE - FRONT

The property stands on a substantial frontage laid to lawn with trees, mature well stocked flower & shrub border whilst a wide tarmac driveway provides turning and parking space for several vehicles, partially enclosed by timber close boarded fencing & hedging. The spacious double garage (20'0 x 17'8) is partly divided into two bays with power & light connected, wall shelving, twin metal up and over doors & window to the side elevation. Sensibly, an electric car-charging point has been fitted.

OUTSIDE - REAR

To the rear is the most sunny and private garden you could wish to find.... with a large patio area for those who enjoy entertaining during a balmy summer evening with al fresco dining.... a large lawn area with inset trees and bordered by mature and colourful shrubbery and trees... and so quiet...! With mature trees including willow & ash, plus a variety of herbaceous shrubs, gravelled side storage area, Wendy House / shed. cold water tap, fully enclosed by hedging & timber close boarded fencing - perfect for those with either children or pets or both!





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Steve Pritchett

Please contact us for a FREE discussion on our services

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Are you a landlord?

We have several options, including

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Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!