



44 Bede Crescent

An immaculately presented and fully refurbished two-bedroom bungalow, ideally situated in the popular village of Benington. Enjoying delightful views over the village green to the front and far-reaching open fields to the rear, this lovely home offers a perfect blend of modern comfort and peaceful surroundings.

The property was thoughtfully modernised throughout in 2023, including a stylish refitted kitchen from Oldrids, new windows and external doors, new radiators, neutral 100% woollen Berber carpets, and tasteful décor throughout. At the heart of the home, the lounge diner features a striking sandstone fireplace with a log burner, creating a warm and inviting living space ready to be enjoyed from day one.

Externally, the bungalow benefits from a private driveway providing off-road parking and is set within a pleasant residential area, surrounded by a mix of similar properties and family homes. Conveniently located within a short walk is the Beonna Community Hub—a beautifully restored church which is now a unique centre offering regular social events and a welcoming café, at the centre of village life.

The village of Benington offers buyers a peaceful, semi-rural lifestyle, ideal for buyers looking to escape from busier towns for a slower pace of life. A truly special home in a charming setting, perfect for those seeking comfort, style, and a strong sense of community.

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Entrance Hall – Accessed via a part-glazed front door, with radiator, built-in cupboard and access to the loft space. Doors are arranged off to:

Lounge/Dining Room (3.36m x 6.28m / 11' x 20'7") – A spacious dual-purpose living area featuring French doors with windows to each side overlooking the rear patio and garden with open country views beyond. The lounge has two radiators and an attractive sandstone fireplace with black slate hearth, a modern cast-iron multi-fuel burner.



Kitchen (2.67m x 3.85m / 8'9" x 12'8") – Refitted in 2023, comprising wood grain effect work surfaces with shaker-style base and eye-level units, ceramic sink with mixer tap, space and plumbing for washing machine, free-standing cream coloured electric cooker, and ample space for a large fridge freezer; window to the front and part-glazed door to the side.

Bedroom One (2.77m x 4.08m / 9'1" x 13'5") – Double bedroom with window to the rear aspect, radiator, and built-in wardrobe with hanging rail.

Bedroom Two (2.42m x 2.73m / 7'11" x 8'11") – Second bedroom with window to the front aspect, radiator, and built-in wardrobe with hanging rail.

Bathroom (1.68m x 2.22m / 5'6" x 7'3") – Fitted with a three-piece suite comprising panel bath with electric shower over and shower screen, low-level WC, and pedestal wash hand basin; front aspect window, heated towel rail, and tiled walls where appropriate.

Gardens – To the front, a low-maintenance garden has shrubs and spring bulbs and a driveway providing off-road parking and potential for additional parking subject to reconfiguration; gated side access leads to the attractive rear garden, which is mainly laid to lawn and enjoys countryside views over neighbouring fields. There is a paved patio and a generous timber pergola, ideal for trailing plants and welcome shade in the summer months. A shed and summerhouse are included within the sale.

EPC – E

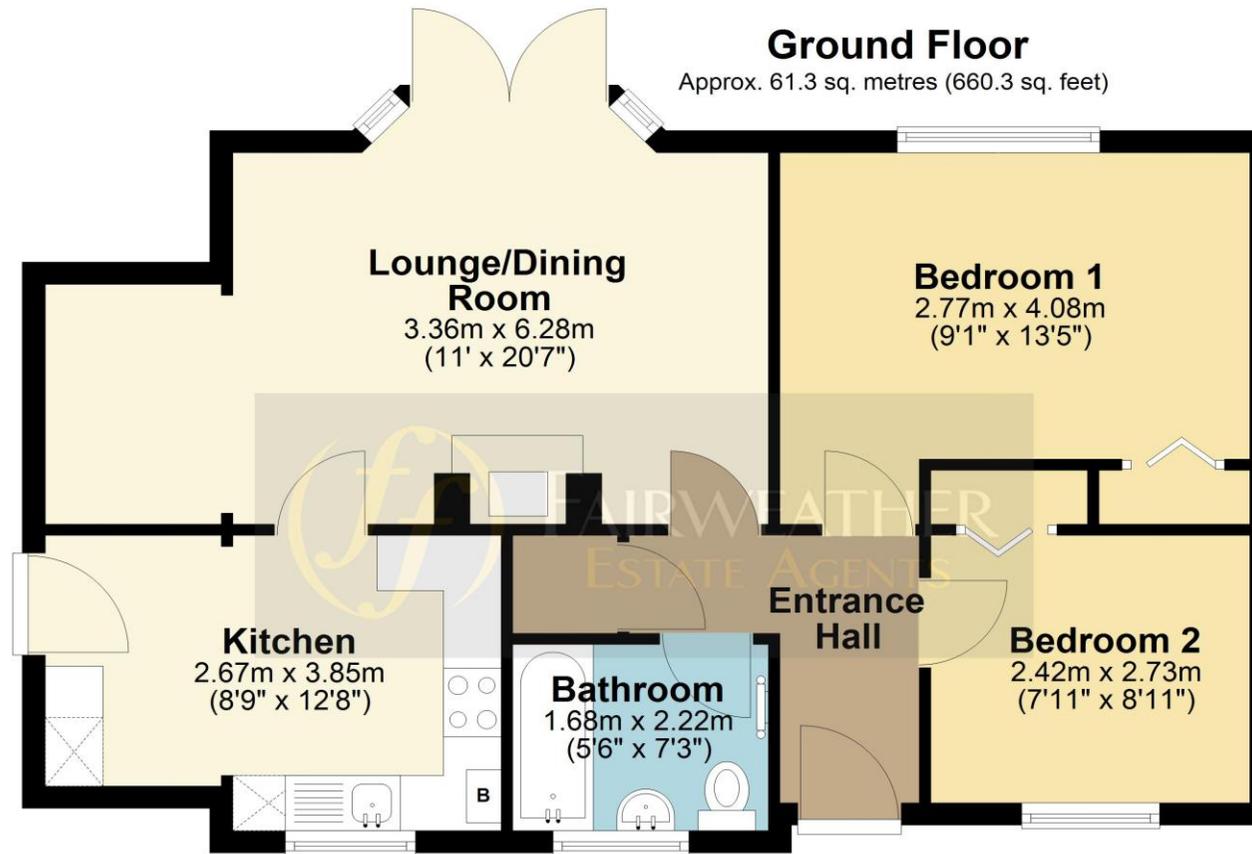
Council Tax Band – A

Heating – LPG Gas

Drainage - Mains







Total area: approx. 61.3 sq. metres (660.3 sq. feet)

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Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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