



## 7 Vicarage Lane

Long Bennington, Newark, NG23 5DN



Book a Viewing

**£265,000**

NO ONWARD CHAIN - A two bedroomed bungalow set in the popular village of Long Bennington. The property has been extended to the rear to create an additional Reception Room with views over the rear garden. Briefly the property comprises Lounge, Conservatory, Kitchen, two Bedrooms, En-Suite to Bedroom One and Bathroom. Outside there is ample off road parking leading to the Garage with an electrically operated door.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY -** South Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

The highly desirable village of Long Bennington is situated approximately 7 miles from the historic market towns of Newark and Grantham, both of which host direct high-speed services to London Kings Cross, Doncaster, Leeds, York and Edinburgh and is a great location for commuters by car with the A1 close by and commuting to Nottingham. The village provides a vast array of popular local amenities including two pubs and restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery, a bowls club and a hairdressers.



There is a Village Hall, with a part-time post office, available two days a week, and a well-regarded local Church of England Primary School and Nursery. The village provides ease of access onto the A1 and is positioned within range of Secondary Schooling the catchments for King's Grammar School and KGGS in Grantham.

#### **ENTRANCE HALL**

With main entrance door, access to loft and doors leading to the Lounge, two Bedrooms and Family Bathroom.

#### **LOUNGE**

4.09m x 3.89m (13'5" x 12'9") Having a window to the side elevation, bi-folding doors opening to the Conservatory, radiator and wall mounted electric fire.

#### **CONSERVATORY**

6.50m x 2.90m (21'4" x 9'6") A large additional room comprising dwarf brick wall with uPVC windows above, access to the side elevation, French doors opening to the garden, two skylights, tiled flooring and electric heaters.

#### **KITCHEN**

2.95m x 2.54m (9'8" x 8'4") Fitted with a range of wall, base units and drawers surmounted by a working surface and inset with a stainless steel sink and drainer, integrated appliances include a dishwasher, fridge freezer and cooking range, window to the side elevation and door giving access to the Conservatory.



#### **BEDROOM ONE**

3.58m x 4.19m (11'9" x 13'9") With window to the front elevation and radiator.

#### **EN-SUITE**

2.64m x 1.14m (8'8" x 3'9") With suite to comprise walk-in shower cubicle with rain head shower over, wash hand basin and low suite WC set within a vanity unit, window to the side elevation and chrome towel radiator.

#### **BEDROOM TWO**

4.19m x 2.92m (13'9" x 9'7") With window to the front elevation and radiator.

#### **FAMILY BATHROOM**

2.44m x 2.13m (8'00" x 7'00") Fitted with a white suite comprising Low suite WC, wash hand basin and panelled bath with shower over and cupboard housing space and plumbing for a washing machine.





## OUTSIDE

The bungalow is set back from Vicarage Lane. A long tarmac driveway leads to the Single Garage which is situated close to the rear driveway and provides ample off road parking. To the front the garden has been designed for ease of maintenance and mainly laid to decorative gravel and planted with shrubs. To the rear the enclosed garden is mainly laid to lawn with a variety of mature shrubs and trees.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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GROUND FLOOR  
787 sq. ft. approx.



TOTAL FLOOR AREA: 787 sq. ft. approx.

Mundys cannot accept any responsibility for errors or omissions in the accuracy of the figures 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. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency for the agents.  
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