



24 The Pastures

Long Bennington, Newark, NG23 5EG

£475,000

Situated in this prime location on a large plot this substantial detached bungalow is offered with no upward chain. Having been recently decorated throughout and having new internal doors and newly fitted kitchen, the property further benefits from planning permission which includes alterations to the front gable and addition of a garden room to replace the conservatory, information can be found on the South Kesteven planning site (App No S22/2460). The accommodation includes entrance hall, lounge, kitchen/diner, utility, conservatory, master bedroom with en-suite, two further bedrooms and family bathroom. Outside, new wrought iron railings extend around the front lawn with block pathed driveways to either side, one leading to a double garage and one providing caravan/motorhome parking. Further side and rear lawn gardens with timber shed and summerhouse, rear private patio and additional terrace patio with pergola.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

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 & 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.



PORCH Double glazed double doors lead to the porch. Tiled floor. Security light. Oak door and side glazed panel to;

HALL Coved ceiling. Panic buttons. Radiator. Store cupboard. Shelved airing cupboard.

LOUNGE 6.17m x 4.14m (20'03" x 13'07") Two double glazed windows to the front elevation. Two radiators. Coved ceiling and wall lights. Brick feature fireplace with tiled hearth and wooden mantle. Glazed double doors to;

DINING AREA 3.25m x 3.05m (10'08" x 10'0") Space for breakfast table and ideal snug area. Coved ceiling. Wall lights. Radiator. Double glazed doors to;

CONSERVATORY 4.37m x 3.12m (14'04" x 10'03") Brick base with double glazed surround. Double glazed double door to the side elevation. Radiator. Tiled floor.



KITCHEN 3.25m x 3.00m (10'08" x 9'10") Newly fitted kitchen with a range of wall and base units surmounted by a wooden work surface inset with stainless steel single drainer sink unit. Miele electric oven and Lamona electric hob with extractor over. Space and plumbing for dishwasher. Splash back tiling to walls. Larder/pantry unit. Radiator. Spotlights inset to ceiling. Tiled floor.

UTILITY ROOM 3.35m x 2.64m (11'0" x 8'08") Double glazed door to the rear elevation. Radiator. Wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Spaces for fridge/freezer and washing machine. Splash back tiling to walls and tiled floor.



BEDROOM ONE 3.35 m x 3.25m (11'0" x 10'08") Coved ceiling. Double glazed window to the rear elevation. Radiator. Three double wardrobes and recessed cupboard.

EN-SUITE 2.44 m x 1.17m (8'0" x 3'10") Fitted with a new white suite comprising double width shower, low flush WC and wash hand basin. Heated towel rail. Tiling to walls and floor. Double glazed window to the rear elevation.

BEDROOM TWO 3.91m x 3.25m (12'10" x 10'08") Double glazed window to the front elevation. Radiator. Coved ceiling.

BEDROOM THREE 3.25m x 2.24m (10'08" x 7'04") Double glazed window to the front elevation. Radiator. Coved ceiling.

BATHROOM 3.25m x 2.08m (10'08" x 6'10") Fitted with a new modern suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Splash back tiling to walls. Heated towel rail. Double glazed window to the rear elevation. Shaver point. Coved ceiling.



OUTSIDE To the front the garden is laid mainly to lawn with established trees and shrubs. Wrought iron perimeter fencing and block paved driveways to either side, one leading to the double garage and the other offers access to a five bar gate with side hand gates which leads to substantial hard standing for a caravan or motor home.



Side lawn area with plum tree, large timber shed. Side hand gates to either side of the property lead to the totally enclosed and private rear garden. Well stocked flower and shrub borders to the formal lawn with private patio area. External lighting and tap. Summerhouse. Further fruit trees. Pergola over second patio area.

DOUBLE GARAGE 5.64 m x 5.31m (18'06" x 17'05") With two up and over electric doors. Rear hardwood door and double glazed window. Ideal Logic central heating boiler. Light, power and two taps.

LOCAL AUTHORITY South Kesteven District Council.

TENURE Freehold with vacant possession.

SERVICES All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING INFORMATION By appointment with the agents office on 01636 700888

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and are responsible to whom for any other dimensions or measurements taken of these with an intention to be representative only and they may not look like the real items. Made with Bluebeam® 2012.

