



## 4 The Meadows

Long Bennington, Newark, NG23 5EL



Book a Viewing

**Guide Price**  
**£325,000 - £350,000**

A detached family home offered to the open market with NO ONWARD CHAIN, simplifying the buying process. In brief the well proportioned accommodation comprises an Entrance Hallway, Cloakroom with WC, Kitchen, Living Room with an open fireplace, Dining Room and a brick and uPVC double glazed Conservatory to the rear. A Family Bathroom and four Bedrooms, all with built in wardrobes, completes the First Floor accommodation.



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**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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.

**ENTRANCE HALL**

With double glazed opaque window to the side elevation, coving to the ceiling, radiator, stairs to the First Floor Landing and doors to the Kitchen, Living Room and Cloakroom.

**CLOAKROOM**

6' 6" x 3' 2" (2.00m x 0.97m) Fitted with a low-level WC and wash hand basin set within a vanity unit, tiled walls, tiled floor, radiator and uPVC double glazed opaque window to the side elevation.



**LIVING ROOM**

23' 11" x 12' 0" (7.29m x 3.66m) With uPVC double glazed windows to the front elevation, coving to the ceiling, radiator, double doors to the Dining Room and a stone clad open fireplace with hearth.

**DINING ROOM**

13' 2" x 9' 5" (4.02m x 2.88m) With uPVC double glazed French doors to the Conservatory at the rear, coving to the ceiling, under stairs storage cupboard, radiator and a door to the Kitchen.

**CONSERVATORY**

15' 2" x 9' 0" (maximum measurements) (4.64m x 2.75m) Of brick and uPVC double glazed construction, with tiled floor, radiator, poly-carbonate roof and French doors leading to the rear garden.



**KITCHEN**

13' 10" x 9' 9" (4.24m x 2.98m) Fitted with a range of wall and base units with a work surface, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, Neff double oven, ceramic hob and extractor hood, integrated fridge, integrated freezer, under-counter space and plumbing for a washing machine, tiled splash-backs, radiator, inset spotlights and uPVC double glazed window and uPVC double glazed opaque door to the rear garden.

**FIRST FLOOR LANDING**

With access to the loft, radiator, coving to the ceiling and doors to four Bedrooms and Bathroom.

**BATHROOM**

6' 7" x 5' 9" (2.02m x 1.77m) Fitted with a white suite comprising of a low-level WC, wash hand basin set within a vanity unit and a panelled bath with an electric shower over, tiled walls, tiled floor, radiator, inset spotlights, uPVC double glazed opaque window to the side elevation and built-in airing cupboard housing the hot water cylinder.



**BEDROOM ONE**

12' 3" x 12' 2" (3.75m x 3.73m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and a built-in double wardrobe.



### BEDROOM TWO

13' 11" x 10' 1" (4.26m x 3.08m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling and a built-in double wardrobe.

### BEDROOM THREE

9' 6" x 9' 3" (2.91m x 2.84m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and a double built-in wardrobe.

### BEDROOM FOUR

9' 8" x 6' 7" (2.97m x 2.02m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling and a built-in wardrobe.

### OUTSIDE

There is a lawn and a block paved driveway with carport to the front. The rear garden is principally laid to lawn with a block paved patio and a shed.



#### 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.co.uk](http://mundys.co.uk)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sale & Lettings, Ringwood Law LLP, Burton and Co, Bridgeway, Dale & Co, Bled & Co and Glenn 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 purchase 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 them we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial services 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.

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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 550088 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 work out the costs 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

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Total area: approx. 128.9 sq. metres (1387.9 sq. feet)

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26 Kirkgate  
Newark  
NG24 1AB

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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