

Jon Brambles

ESTATE AGENTS



Elm Close, Long Bennington NG23 5EZ



OFFERS IN EXCESS OF £340,000. A superbly presented three bedroom detached bungalow situated in this highly sought after village. The property has been comprehensively and extensively enhanced by the current owners and is presented in beautiful condition. In addition to the three bedrooms, there is an open plan lounge/diner, fitted kitchen, conservatory, bathroom, separate WC and en-suite to the master. There is ample off road parking, a garage and a delightful landscaped garden to the rear with large timber workshop. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this wonderful home.

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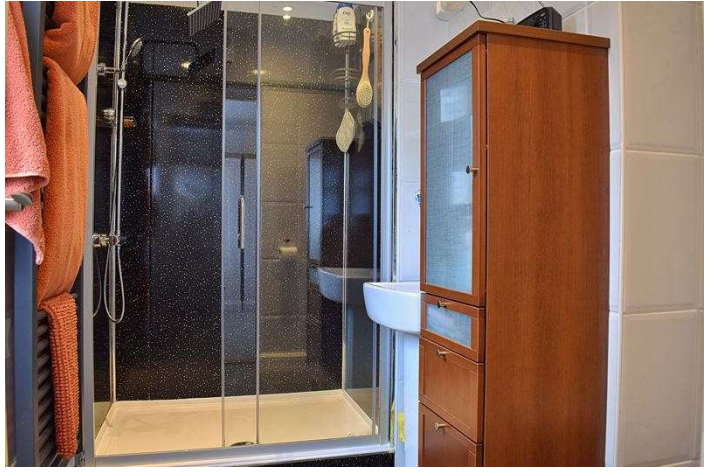
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Gorgeous gardens - and - superbly presented

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Situation and Amenities

Long Bennington is a village located in Lincolnshire, England. It's situated approximately 7 miles south of the town of Newark-on-Trent and around 15 miles north of Grantham. The village is known for its historical significance and charming rural atmosphere. Some points of interest and features about Long Bennington village include: St. Swithin's Church: The village is home to St. Swithin's Church, which dates back to the 12th century. The church has a distinctive tower and holds historical and architectural significance. Village Life: Long Bennington has a traditional English village feel with picturesque cottages and a strong sense of community. The village often hosts local events and gatherings, contributing to its close-knit atmosphere. A1 Bypass: The village lies near the A1 road, which is one of the major routes connecting London to the North. The construction of an A1 bypass around Long Bennington has helped to reduce traffic congestion and improve the quality of life for residents. Local Services: Despite its small size, the village offers various local services including a primary school, a village shop, a post office, and a pub. Proximity to Newark and Grantham: Long Bennington benefits from its location between the towns of Newark-on-Trent and Grantham. This allows residents easy access to a wider range of amenities, services, and transportation options. Surrounding Countryside: The village is surrounded by the picturesque Lincolnshire countryside, offering opportunities for outdoor activities such as walking, cycling, and exploring the scenic landscapes.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has opaque windows to the front and side elevations and provides a useful storage space. From here a further opaque glass door leads into the entrance hallway.

Entrance Hallway

The welcoming entrance hallway has doors providing access to all rooms. Located within the hallway is a large and useful airing cupboard which also has provision for both a washing machine and a tumble dryer. The hallway is enhanced with luxury vinyl flooring and also has cornice to the ceiling, a ceiling light point, a radiator and a wall mounted air conditioning unit.

OPEN PLAN LOUNGE/DINER 21' 2" x 17' 10" (6.45m x 5.43m) (Overall measurements of both the lounge and the dining area)

Lounge 17' 10" x 10' 11" (5.43m x 3.32m)

The lounge is accessed via oak and glazed French doors and has a picture window to the front elevation and a further window to the side. The room has cornice to the ceiling, both wall and ceiling light points and a wall mounted air conditioning unit. The

lounge is open plan to the dining area.

Dining Area 9' 10" x 8' 0" (2.99m x 2.44m)

The dining area has a high level window to the side elevation, cornice to the ceiling, a ceiling light point, a radiator and air conditioning unit. A glazed door leads through into the kitchen where there is a further door back into the hallway giving an excellent flow to the accommodation.

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

This nicely proportioned kitchen has a window to the side elevation and a half glazed door that provides access through into the conservatory. Located within the kitchen is a large and useful pantry/storage cupboard. The kitchen itself is fitted with an excellent range of contemporary base and wall units, complemented with solid wood square edge work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven, ceramic hob with extractor hood above, and dishwasher. In addition there is space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor with electric underfloor heating, cornice to the ceiling and a ceiling light point. The central heating boiler is located within the kitchen. Accessed from the kitchen is the conservatory.

Conservatory 15' 7" x 7' 6" (4.75m x 2.28m)

This excellent sized conservatory is located to the side of the property and has triple aspect windows to the front, rear and side. A half glazed door leads out into the garden. The conservatory provides a most useful and versatile space and has wall light points, part panelling to the walls and a ceramic tiled floor.

Master Bedroom 11' 4" x 10' 9" (3.45m x 3.27m)

An excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 8' 4" x 6' 3" (2.54m x 1.90m)

The well appointed en-suite has a stable door to the rear elevation and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is complemented with a combination of part ceramic wall tiling and mermaid board, together with recessed ceiling spotlights. In addition there is a wall mounted light, a shaver socket, an extractor fan, wall mounted heater and a heated towel rail.

Bedroom Two 13' 5" x 11' 6" (4.09m x 3.50m)

A further superb sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point, wall mounted conditioning unit and a radiator.

Bedroom Three 9' 11" x 8' 5" (3.02m x 2.56m)

This third bedroom has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom is currently utilised as a home office/study.

Family Bathroom 6' 10" x 5' 11" (2.08m x 1.80m)

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising a 'P' shaped bath with shower mixer tap attachment, and a vanity unit with wash hand basin inset and storage beneath. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiled walls. The room also has cornice to the ceiling, recessed ceiling spotlights, an extractor fan, shaver socket and heated towel rail.

Separate WC

This room has an opaque window to the rear and is fitted with a WC and wash hand basin. There is a ceramic tiled floor, cornice to the ceiling, ceiling light point and radiator.

Outside

This delightful bungalow stands on an excellent sized plot and to the front, accessed via a five bar gate, is a substantial block paved driveway which provides off road parking for numerous vehicles and in turn leads to the front door and garage. There is gated access either side leading around to the rear garden.

Garage 16' 3" x 8' 11" (4.95m x 2.72m)

The garage has an electrically operated up and over door and is equipped with power and lighting.

Rear Garden

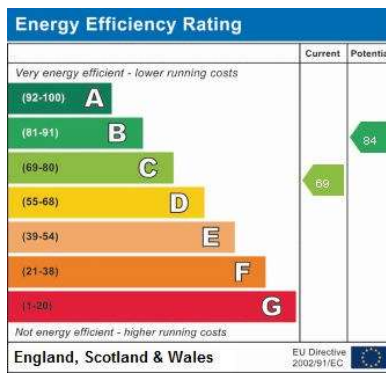
The spectacular rear garden is fully enclosed and has a high degree of privacy. The garden has been extensively landscaped by the present owners and comprises a wonderful array of beds containing an abundance of flowers, trees and mature shrubbery. Towards the foot of the garden is a well maintained and shaped lawn. Situated adjacent to the rear and running the full width of the bungalow is a substantial patio which provides an ideal outdoor seating and entertaining space. The timber workshop and summerhouse are included within the sale.

Timber Workshop 15' 7" x 9' 4" (4.75m x 2.84m)

This most useful workshop has two windows to the side elevation and is equipped with power and lighting.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire,

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

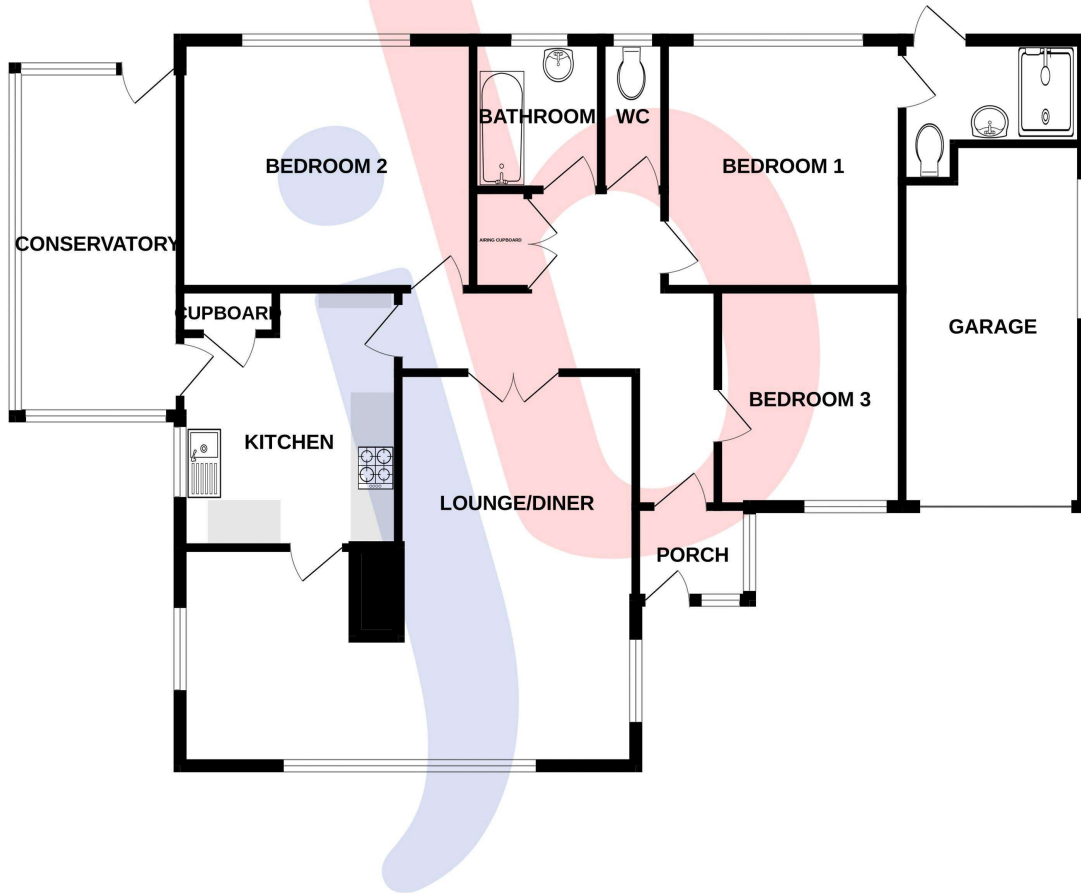
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00005644 16 January

2024



GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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