



Maple House, Costa Row, Long Bennington, Newark

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OLIVER REILLY



# Maple House, Costa Row, Long Bennington, Newark

- SUPERB NON-ESTATE DETACHED HOME
- DESIRABLE VILLAGE WITH AMPLE AMENITIES
- FOUR LARGE RECEPTION ROOMS & ORANGERY
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- GENEROUS 0.24 OF AN ACRE PRIVATE PLOT
- FIVE DOUBLE BEDROOMS
- WONDERFUL OPEN-PLAN FAMILY KITCHEN
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE WITH HOME OFFICE ABOVE
- VERSATILE LAYOUT & NO CHAIN! Tenure: Freehold. EPC 'D'

## AN INCREDIBLE FAMILY HOME..!

Prepare for LOVE AT FIRST SIGHT!...This truly outstanding, significantly EXTENDED and eye-catching detached residence oozing a TOUCH OF CLASS from the moment you step inside!

Maple House enjoys an enviable yet private position, on a substantial 0.24 of an acre plot, situated behind an electric gated entrance, in the heart of the HUGELY POPULAR and EXTREMELY WELL-SERVED village of Long Bennington. Boasting an excellent array of amenities, school catchments and ease of access onto the A1 and A46.

If you are searching for SPACE, SECLUSION and VERSATILITY! Then LOOK NO FURTHER! This expansive home provides over 2,700 square/ft of accommodation (NOT including the garage space), presented to an IMPECCABLE STANDARD. Comprising: Inviting reception hall, ground floor W.C, LARGE DUAL-ASPECT living room with two sets of French doors, a separate dining room, OPEN-PLAN to a MAGNIFICENT FAMILY KITCHEN with a central island, a range of integrated appliances and further OPEN-PLAN access into a lovely sitting room, separate utility room, bow-fronted family room, study and a delightful orangery with a pitched glass-roof. The copious first floor landing hosts an attractive and contemporary four-piece family bathroom, FIVE DOUBLE BEDROOMS and TWO luxurious EN-SUITES The wonderful master bedroom is complemented by a walk-in dressing room.

Externally, the property is greeted via a large gravelled driveway. Ensuring AMPLE OFF-STREET PARKING for an array of vehicles. There is access into a DETACHED DOUBLE GARAGE, with a staircase leading up to a useful multi-purpose home office or games room. Showing scope to be utilised as a self-contained annexe space. The rear garden retains an immense level of privacy. Perfect for whole family to enjoy!

Further benefits of this wonderfully bespoke MODERN BEAUTY include uPVC double glazing and gas central heating. CREATE YOUR NEXT CHAPTER... In a HOME TO BE PROUD OF! Available with \*\*NO CHAIN!\*\*

Offers in excess of £700,000



### RECEPTION HALL:

15'7 x 7'3 (5.97m x 2.21m)

An expansive and welcoming entrance space. Accessed via an obscure paned oak front door with uPVC double glazed full height side panel. Providing complementary wood-effect laminate flooring, medium height wall panelling, a double panel radiator, recessed ceiling spotlights, smoke alarm, wall mounted central heating thermostat and carpeted stairs with open spindle balustrade, rising to the first floor. Access into all four reception rooms and the ground floor W.C.

### GROUND FLOOR W.C:

8'6 x 3'4 (2.59m x 1.02m)

Providing continuation of the wood-effect laminate flooring. A low-level W.C with integrated push-button flush. A wall mounted white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Medium height wall, panelling, recessed ceiling spotlights and extractor fan.

### GENEROUS LIVING ROOM:

25'10 x 12'10 (7.87m x 3.91m)

A SUBSTANTIALLY EXTENDED reception space. Ensuring great versatility. Providing carpeted flooring, two double panel radiators, two ceiling light fittings, a central feature fireplace with provision for a freestanding gas fire with tiled hearth and attractive decorative surround. uPVC double glazed window to the front elevation and two sets of uPVC double glazed French doors open out onto a large decked outdoor seating area, within the generous rear garden.

### DINING ROOM:

15'4 x 7'9 (4.67m x 2.36m)

Accessed via double doors from the reception hall. A spacious reception room, providing complementary wood-effect laminate flooring, double panel radiator, recessed ceiling spotlights and a uPVC double glazed window to the front elevation. Open access through to the wonderful, extensive and stylish OPEN-PLAN living/dining kitchen.

### OPEN-PLAN FAMILY KITCHEN:

18'7 x 15'9 (5.66m x 4.80m)

A fantastic family-friendly OPEN-PLAN space. With continuation of the complementary laminate flooring. The high specification kitchen provides ample space for the whole family. Boasting a wide range of shaker-style wall and base units with oak flat edge work surfaces over. Inset Belfast-style sink with chrome mixer tap. Integrated appliances include medium height 'Hotpoint' double electric ovens. Integrated fridge freezer, dishwasher, microwave and wine fridge. A central breakfast island with granite work surfaces provides and inset five ring gas hob with ceiling mounted stainless steel extractor hood above and two ceiling light fittings. Recessed ceiling spotlights. Feature bay-window with window seat to the front elevation and a uPVC double glazed window to the side elevation. Open access into the separate living area.

### OPEN-PLAN SITTING ROOM:

12'4 x 11'10 (3.76m x 3.61m)

A delightful free-flowing reception space, with continuation of the wood-effect laminate flooring, two ceiling light fittings, a large double panel radiator, uPVC double glazed window to the side elevation. uPVC double glazed French doors open out onto a delightful seating area, within the private rear garden. Internal access into the separate utility room.

### UTILITY ROOM:

9'2 x 4'8 (2.79m x 1.42m)

Providing a range of fitted wall and base units with work surfaces over. Inset stainless steel sink with chrome mixer tap and drainer. High-level wall panelling. Access to the 'IDEAL' gas fired boiler with wall mounted 'Honeywell' central heating and hot water thermostat. Under-counter plumbing/position for a washing machine/tumble dryer. Provision for a freestanding fridge freezer. Access to the electrical RCD consumer unit. Recessed ceiling spotlights.





**BEDROOM THREE:** 11'6 x 9'7 (3.51m x 2.92m)

A well-proportioned DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator and a walk-in wardrobe with continuation of the carpeted flooring, clothes hanging facilities and a the ceiling light fitting. The bedrooms gives access into the Jack & Jill en-suite. uPVC double glazed window to the front elevation, overlooking the extensive electric gated driveway.

**BEDROOM FOUR:** 13'3 x 12'10 (4.04m x 3.91m)

A large DOUBLE bedroom, providing carpeted flooring, central ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation, overlooking the driveway.

**BEDROOM FIVE:** 11'10 x 9'9 (3.61m x 2.97m)

A lovely DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the established, private and well-appointed garden.

**FAMILY BATHROOM:** 8'9 x 7'8 (2.67m x 2.34m)

Of contemporary modern design. Providing ceramic floor to ceiling tiling. A freestanding bath with chrome mixer tap. Low-level W.C with push-button flush, a corner fitted shower cubicle with mains shower facility, handheld shower head and additional rainfall effect shower head above. Pedestal wash hand basin with chrome mixer tap. Large chrome heated towel rail recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

**DETACHED DOUBLE GARAGE:** 18'3 x 16'8 (5.56m x 5.08m)

Accessed via an electric roller garage door. Providing power and lighting. An internal door opens to a rear hallway, with wood-effect laminate flooring, a wall mounted electric heater and carpeted stairs rising to the multi-purpose first floor space, above the garage. A uPVC double glazed rear personnel door gives access into the front garden/ driveway.

**HOME OFFICE/ ANNEXE SPACE:** 20'8 x 13'1 (6.30m x 3.99m)

A superb multi-functional space. Providing carpeted flooring, recessed ceiling spotlights, ceiling light fitting, wall mounted electric heater, two uPVC double glazed windows to the front elevation and a uPVC double glazed window to the side elevation.

**FAMILY ROOM:** 12'20 x 12'3 (3.66m x 3.73m)

A lovely multi-purpose reception room, providing carpeted flooring, a central ceiling light fitting, low-level double panel radiator, TV connectivity point and a wall mounted gas feature fire. uPVC double glazed bow-window to the front elevation.

**STUDY:** 9'9 x 9'1 (2.97m x 2.77m)

With laminate flooring, a central ceiling light fitting, double panel radiator, and uPVC double glazed French doors opening into the generous orangery.

**ORANGERY:** 15'7 x 12'9 (4.75m x 3.89m)

Of part brick and uPVC construction, providing a pitched clear glass roof, contemporary patterned tile-effect vinyl flooring, recessed ceiling spotlights and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the large private garden.

**FIRST FLOOR LANDING:** 23'10 x 7'4 (7.26m x 2.24m)

Of a generous size. Providing carpeted flooring, an open spindle balustrade, two wall light fittings, a single panel radiator, two ceiling light, tubes, loft hatch access point and a fitted airing cupboard. Housing the hot water cylinder. Access into the family bathroom and all FIVE DOUBLE BEDROOMS. Max measurements provided.

**MASTER BEDROOM:** 16'1 x 12'9 (4.90m x 3.89m)

A substantial DOUBLE bedroom, providing carpeted flooring, three wall light fittings, complementary feature of wall panelling, a large double panel radiator, uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening onto a Juliet balcony, overlooking the well-appointed rear garden. Access into the master en-suite bathroom. Internal bi-folding doors open into the dressing room.

**DRESSING ROOM:** 9'4 x 4'9 (2.84m x 1.45m)

A generous space, providing carpeted flooring, a ceiling light, fitting, loft hatch access point, power sockets and an obscure uPVC double glazed window to the side elevation.

**MASTER EN-SUITE BATHROOM:** 10'5 x 8'9 (3.18m x 2.67m)

A luxurious five-piece principal en-suite. Providing complementary floor to ceiling ceramic tiling. A freestanding double ended bath with high-level chrome mixer tap, with handheld overhead shower in facility. A low-level W.C with push-button flush. His and her pedestal wash and basins with chrome mixer taps and a walk-in shower cubicle with mains shower facility and rainfall effect shower-head. Large chrome heated towel rail, recessed ceiling spotlights and an obscure, uPVC double glazed window to the rear elevation. Max measurements provided.

**BEDROOM TWO:** 13'6 x 11'7 (4.11m x 3.53m)

A further DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation. Access into the Jack and Jill en-suite.

**JACK & JILL EN-SUITE:** 13'6 x 3'10 (4.11m x 1.17m)

Of stylish modern design, providing ceramic tiled flooring. A low-level W.C with push-button flush, a double shower cubicle with mains shower facility and large rainfall effect shower head. Complementary grey floor to ceiling aqua boarding. Pedestal wash hand basin with black mixer tap and partial grey, aqua boarded splash back. Chrome heated towel rail, recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation. Max measurements provided.





**EXTERNALLY:**

The property retains a high-degree of privacy and is undetected from the main road. A shared gravelled driveway, with tree-lined borders leads to a secure electric double gated entrance, with brick pillars, opening onto a substantial gravelled driveway. Boasting AMPLE parking for a variety of vehicles including a caravan/motor home . There is access into the integral double garage via an electric roller door. The front garden is well established and highly private. Predominantly laid to lawn with an array of mature bushes, hedges and trees. There is provision for a garden shed. Wall inset pillar lighting Access to the front entrance door via a pitched tiled roof storm canopy with external ceiling light. A secure left-sided timber gate opens onto an Indian sandstone pathway with EV Charging point, concealed gas/electricity meter boxes and an outside tap. This continues into the generous rear garden. Providing various decked seating areas and provision for a garden shed. The garden is immensely private and predominantly laid to lawn with wrap-around established borders. There are mature shrubs and trees, an external security light, mature conifer hedged side boundaries and a fenced rear boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,722 Square Ft.**

Measurements are approximate and for guidance only. This does NOT include the detached double garage or the space above. The total square footage including this space is 3,336.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'D' (62)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Long Bennington**

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 a direct link to LONDON KINGS CROSS TRAIN STATION, in just over one hour. The village provides a vast array of popular local amenities including two pubs with restaurants, a wine bar, two takeaways, a Co-op, Doctors surgery and a hairdressers. There is a Village Hall, with a part-time post office, available two days a week and a local Church of England Primary School and nursery. The village provides ease of access onto the A1 and is positioned within the catchments for King's Grammar School and KGGS in Grantham.

**Viewing Arrangements:**

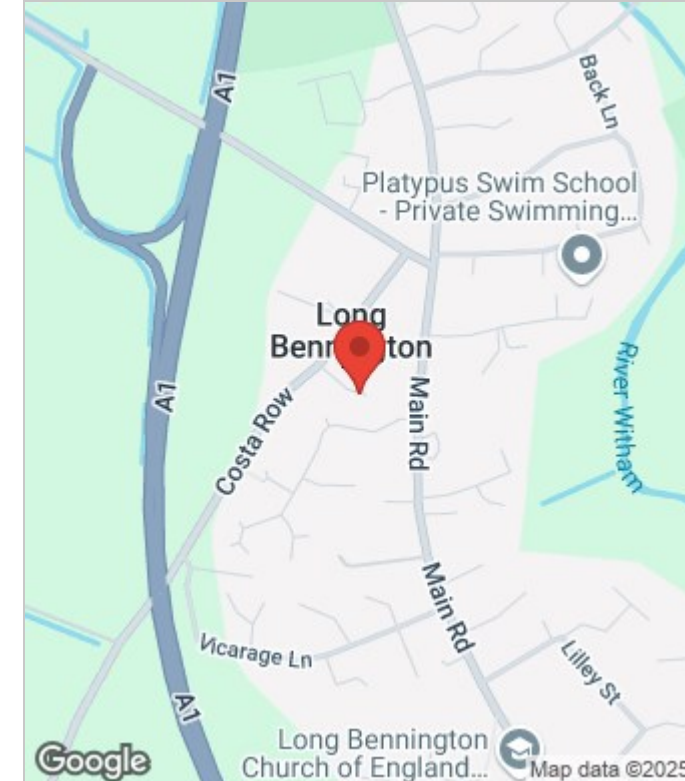
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

