

Westborough Lane, Long Bennington, Newark

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OLIVER REILLY


KINNAGLON

Westborough Lane, Long Bennington, Newark

Guide Price £325,000

- DELIGHTFUL DETACHED BUNGALOW
- HIGHLY DESIRABLE & WELL-SERVED VILLAGE LOCATION
- GENEROUS LOUNGE & IMPRESSIVE GARDEN ROOM
- LOVELY WELL-MAINTAINED REAR GARDEN
- EXCELLENT CONDITION! A MUST VIEW HOME!
- THREE BEDROOMS WITH FITTED WARDROBES
- EXTENDED OPEN-PLAN DINING KITCHEN
- STYLISH MODERN SHOWER ROOM
- INTERGAL SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

STYLE, COMFORT & CHARM – ALL IN ONE!

Perfectly positioned within a highly desirable, well-served and convenient village location, this exceptional detached bungalow combines CONTEMPORARY STYLE WITH FREE-FLOWING VERSATILITY! Creating a truly inviting place to call home!

This wonderful residence is a real credit to the current owners, having been thoughtfully enhanced and tastefully maintained throughout, offering a wonderful sense of warmth and personality from the moment you step inside.

The beautifully set accommodation begins with a welcoming entrance hall, leading through to a generous lounge, complete with bespoke window shutters and French doors opening into a MAGNIFICENT GARDEN ROOM. Undoubtedly one of the standout features. This impressive space boasts stylish tiled flooring, electric remote controlled blinds, A STRIKING ROOF-LANTERN that floods the room with natural light, and EXPANSIVE BI-FOLD DOORS opening directly onto a secluded paved seating area.

The extended accommodation continues with a spacious OPEN-PLAN DINING KITCHEN, providing a sociable setting and a practical side porch with direct access to the garden.

There are THREE VERSATILE BEDROOMS, each benefiting from BESPOKE FITTED WARDROBES/ cupboards. A stylish CONTEMPORARY SHOWER ROOM completes the internal accommodation.

Externally, this wonderful home occupies an impressive and well-tended plot. To the front, a generous garden complements a MULTI-VEHICLE DRIVEWAY, which leads to an INTEGRAL SINGLE GARAGE, equipped with power & lighting. Offering exciting potential for conversion into additional living space, subject to necessary consents/approvals.

The BEAUTIFULLY PRIVATE & MANAGEABLE REAR GARDEN provides a peaceful and secluded retreat.

Further benefits include gas central heating, uPVC double glazing & NO ONWARD CHAIN!

READY TO MOVE INTO & IMPOSSIBLE NOT TO LOVE! Internal viewings are highly recommended in order to gain a full sense of appreciation!







ENTRANCE PORCH: 3'1 x 2'3 (0.94m x 0.69m)

INVITING INNER HALLWAY: 15'1 x 6'5 (4.60m x 1.96m)
Max measurements provided.

DINING ROOM: 11'7 x 7'10 (3.53m x 2.39m)

OPEN-PLAN MODERN KITCHEN: 12'5 x 11'2 (3.78m x 3.40m)

SIDE PORCH: 7'7 x 2'6 (2.31m x 0.76m)

GENEROUS LOUNGE: 15'9 x 14'5 (4.80m x 4.39m)
A sizeable reception room with complementary bespoke fitted shutters.

LOVELY GARDEN ROOM: 16'7 x 7 (5.05m x 2.13m)
Of uPVC construction with a flat roof and complementary large roof lantern. Providing tiled flooring, recessed ceiling spot lights and power sockets. Full height uPVC double glazed windows to the right side elevation. uPVC double glazed BI-FOLD DOORS open out onto a paved seating area, situated within the delightful rear garden.

MASTER BEDROOM WITH FITTED WARDROBES: 10'10 x 10'10 (3.30m x 3.30m)
With complementary bespoke fitted shutters. Max measurements provided.

BEDROOM TWO WITH FITTED WARDROBES: 11'3 x 8'9 (3.43m x 2.67m)
Max measurements provided.

BEDROOM THREE WITH FITTED WARDROBES: 10'7 x 7'4 (3.23m x 2.24m)
Max measurements provided.

MODERN SHOWER ROOM: 7'8 x 5'6 (2.34m x 1.68m)



INTEGRAL SINGLE GARAGE: 15'8 x 8'7 (4.78m x 2.62m)

Accessed via metal double doors. Equipped with power and lighting. Access to the gas fired combination boiler. uPVC double glazed window to the side elevation. Boasting great scope to be utilised into further living accommodation. Subject to necessary approvals.

EXTERNALLY:

This delightful NON-ESTATE DETACHED BUNGALOW enjoys an enviable position within a highly desirable and exceptionally well-served village location, occupying an attractive plot with beautifully maintained gardens to both the front and rear.

The property is approached via a dropped kerb, providing vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY, complemented by established planted borders featuring an attractive variety of mature shrubs / bushes. The front garden is predominantly laid to lawn, offering excellent scope for additional off-street parking if required, with fenced side boundaries and a walled front boundary. The driveway continues down to the INTEGRAL SINGLE GARAGE, whilst a tarmac pathway leads to the entrance porch and front door, with an external wall light.

To both sides of the property, timber pedestrian gates provide convenient access to concrete and paved pathways leading down to the WONDERFULLY PRIVATE AND BEAUTIFULLY APPOINTED REAR GARDEN. This delightful outdoor retreat is predominantly laid to lawn, enhanced by an attractive selection of established shrubs, bushes and thoughtfully planted borders, creating a peaceful and inviting setting.

Perfectly designed for relaxation and entertaining, the garden boasts TWO DELIGHTFUL PAVED SEATING AND ENTERTAINING AREAS. The first is conveniently accessed through the uPVC double-glazed bi-fold doors of the magnificent garden room, creating a seamless connection between indoor and outdoor living. A second charming seating area is positioned towards the bottom of the garden, complete with a TIMBER-FRAMED PERGOLA, providing an additional secluded spot to sit back, unwind and enjoy the surroundings. There is an outside tap, fully fenced side and rear boundaries THIS IS A TRULY CHARMING OUTDOOR SETTING THAT PERFECTLY COMPLEMENTS THIS BEAUTIFUL HOME!

Approximate Size: 1,154 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
South Kesteven District Council.

Council Tax: Band 'C'



EPC: Energy Performance Rating: 'D' (63)

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, 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:

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 an 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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