



9 Mills Close, Long Bennington, Newark,
NG23 5ER

Guide Price £290,000 - £300,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

GUIDE PRICE £290,000 to £300,000

An extended three bedroomed bungalow with gas fired central heating, integral garage, and a south facing rear garden. The property has a pleasant well established cul-de-sac location with bungalows in the immediate vicinity, and local amenities within walking distance.

The accommodation in summary provides a front entrance porch, entrance hall, 20ft lounge, dining room with patio doors, kitchen, lobby, three bedrooms and a bathroom.

The property is conveniently situated within a short walking distance of a modern well stocked Co-operative store, public house, and restaurant. The village amenities also include hairdressers, fish & chip shop, a modern doctors surgery, and amenity facilities. Long Bennington is situated midway between Newark and Grantham both 7 miles. There are railway services on the main East Coast line from Newark and Grantham to London King's Cross with journey times of just over 75 minutes.

The property was constructed circa 1970 by the Ken Greasley Building Construction Company with conventional cavity brick walls under an interlocking tiled roof. There is an extension built to the property evidently during the 1970's, with a flat roof. The property has uPVC double glazing throughout and gas fired central heating.

Nicely presented and exceptionally well-maintained, the bungalow is offered with vacant possession and no upwards chain.

The accommodation in more detail comprises:

FRONT ENTRANCE PORCH

With uPVC outer door and radiator.

ENTRANCE HALL

With radiator, built-in cupboard and glazed inner door.

LOUNGE

20'2 x 9'10 (6.15m x 3.00m)



Fireplace with open fire, double panelled radiator, two wall lights, opening to the dining room.

DINING ROOM

14'5 x 12' (4.39m x 3.66m)



Double and single panelled radiators. Sliding patio doors (south) and window (east) elevations.

KITCHEN

12' x 7'1 (3.66m x 2.16m)

(Plus recess 5'9 x 3'5)

Wall cupboards, base units, working surfaces incorporating stainless steel one and a half sink unit. Electric cooker, plumbing for washing machine, cooker hood, tiled floor, radiator, uPVC rear entrance door.



LOBBY

With tiled floor, built-in cupboards and cupboard containing the hot water cylinder.

BEDROOM ONE

12'11 x 9'10 (3.94m x 3.00m)



With radiator.

BEDROOM TWO

10' x 9'6 (3.05m x 2.90m)
(Measured into the door recess)

Radiator.



BEDROOM THREE

10'4 x 9'1 (3.15m x 2.77m)



With radiator.

BATHROOM

6'8 x 6'6 (2.03m x 1.98m)



With shower attachment, basin, fitted cupboards, low suite WC, wall tiling, tiled floor and electric shower over the bath.

OUTSIDE



The property stands on a plot with a concrete driveway and parking space. There are side gates. The rear garden is south facing with patio, lawn, apple, holly and various trees.



INTEGRAL GARAGE

16'6 x 8' (5.03m x 2.44m)

With British Gas central heating boiler, personal door, fluorescent light, double and single power points.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under North Kesteven District Council Tax Band C.

Floor Plan

Approx. 93.0 sq. metres (1001.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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