



**2 Dysart Grange, Long Bennington, Newark,
NG23 5GD**

Guide Price £580,000 - £600,000

Tel: 01636 611811

**RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

*** GUIDE PRICE £580,000 TO £600,000 *** A very well presented detached executive style family home with 4 double bedrooms, built by Able Homes. The living accommodation has gas fired central heating and replacement high performance aluminium framed double glazed windows, fitted in 2019. Ideal for a couple or family seeking a spacious home in this sought after village location.

The living accommodation comprises; 19 ft lounge, separate dining room, study, open plan 28 ft long kitchen/dining/living with a range of good quality units and appliances, entrance hallway, WC and utility room with a connecting door to the integral double garage.

On the first floor there is a spacious landing, master bedroom suite with dressing room and en-suite bathroom with quality Ideal Standard suite including a free standing bath and separate double shower. Bedroom 2 has an en-suite shower room, there are two further bedrooms and family bathroom which is also recently re-fitted with quality Ideal Standard suite including bath and separate shower.

Outside the front of the house there is a level block paved driveway with parking for up to 4 cars, leading to the double garage. The main gardens lie to the rear of the rear of the property and have been landscaped recently by the current owners with low maintenance garden and patio areas which also extend along the side of the house. The gardens offer a good degree of privacy and a pleasant outdoor entertaining area. There is also an Aspect CCTV system in place. Viewing is highly recommended.

The village of Long Bennington is a sizeable community bypassed by the A1 trunk road and situated approximately 7 miles from Newark and 7 miles from Grantham. The property is situated within a convenient and short walking distance of the Church of England Primary School, a modern, well stocked Co-Operative store, public house and restaurant. Village amenities also include hairdressers, fish and chip shop, a modern doctors surgery and community facilities. Rail services from Grantham and Newark to London King's Cross are capable of journey times in just

over 75 minutes. The village is also ideally located for commuting to Nottingham.

The accommodation can be more fully described at follows:

GROUND FLOOR

ENTRANCE HALL



New composite wood effect double glazed front entrance door, radiator and stairs off.

LOUNGE

19'4 x 12'8 (5.89m x 3.86m)



A high quality glass fronted living flame gas stove forms the focal point to the room and is addition by the current owners. Double glazed window to the front elevation and double glazed picture window to the rear. Radiator and new carpet.





DINING ROOM

12'1 x 11'7 (3.68m x 3.53m)



With double glazed window to the front elevation, radiator and wooden flooring.

STUDY

8'10 x 6'10 (2.69m x 2.08m)



With wooden flooring, radiator and walk-in bay window to the side elevation.

KITCHEN/DINING/LIVING

28'1 x 11'11 (8.56m x 3.63m)



Opening plan kitchen/dining/living with space for a seating and dining area. A range of attractive gloss finish cream and wood effect kitchen units including base units with cupboards and drawers, island unit with base cupboards, granite working surfaces, stainless steel sink. Built in appliance include a wine cooler, dishwasher, tall

fridge/freezer, gas hob, electric oven and microwave. The island unit also incorporates a breakfast bar. Double glazed window to the rear elevation.

In the dining and living area there are recently fitted aluminum framed double glazed French doors giving access to the rear garden.





WC
5'8 x 3'5 (1.73m x 1.04m)



With white suite comprising low suite WC, pedestal wash hand basin. Wooden flooring, radiator and double glazed window to the side elevation.

UTILITY ROOM
9'8 x 7'6 (2.95m x 2.29m)



With gloss cream base units with cupboards, granite working surfaces above and stainless steel sink. Plumbing and space for washing machine. New composite wood effect personal door giving access to double garage.

FIRST FLOOR

LANDING
18'4 x 6'10 (5.59m x 2.08m)



With airing cupboard housing hot water cylinder and slatted shelving. Double glazed window to the front.

BEDROOM ONE
14'4 x 12'2 (4.37m x 3.71m)



With double glazed dormer style window to the front elevation and radiator.



DRESSING ROOM

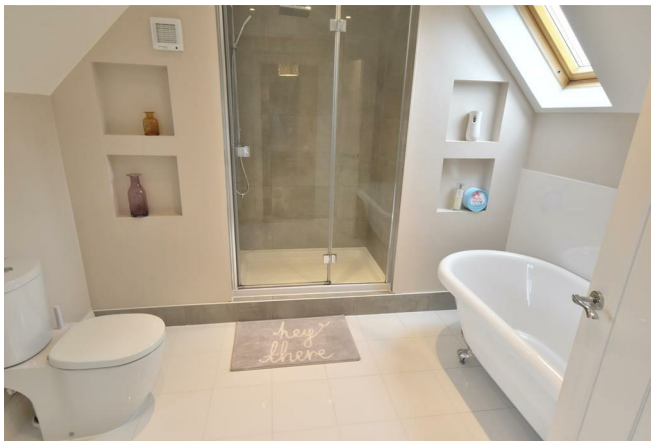
7'10 x 7'7 (2.39m x 2.31m)



With two built-in double wardrobes, Velux roof light and radiator.

EN-SUITE BATHROOM

9'8 x 7'3 (2.95m x 2.21m)



Refitted and featuring a quality Ideal Standard white suite comprising free standing roll-top bath, pedestal basin and low suite WC. Double shower cubicle which is tiled and has wall mounted shower, glass screen and doors. Tiled splash backs, ceramic tiled floor, towel radiator, Velux roof light, extractor fan.

BEDROOM TWO

12'9 x 12'4 (3.89m x 3.76m)



With LED ceiling lights, built-in double wardrobe, double glazed dormer style window to the front elevation, radiator.



EN-SUITE SHOWER ROOM

11'5 x 6'8 narrowing to 4'5 (3.48m x 2.03m narrowing to 1.35m)



Measurement includes shower cubicle.

Double shower cubicle with tiling to the walls, wall mounted Trevi shower and screen door, refitted Ideal Standard white suite with pedestal basin and low suite WC. Double glazed rear facing window. Radiator.

BEDROOM THREE

12'5 x 11'11 (3.78m x 3.63m)



Double glazed rear facing window, radiator, two built-in double wardrobes, loft access hatch and LED ceiling lights.



BEDROOM FOUR

13'4 x 11' overall measurements (4.06m x 3.35m overall measurements)



Radiator, double glazed window to the rear elevation, built-in double wardrobe, moulded ceiling cornice.

FAMILY BATHROOM

9'5 x 7'11 (2.87m x 2.41m)



Refitted white Ideal Standard suite including a low suite WC, pedestal basin and panelled bath. Part tiled walls and ceramic tiled floor. Shower cubicle with tile to the walls, screen door and wall mounted Trevi shower, wall mounted double towel radiator, extractor fan and LED down lights.

INTEGRAL DOUBLE GARAGE

18'5 x 18'1 (5.61m x 5.51m)

Two up and over doors.

OUTSIDE



To the front there is a level driveway with block paved

surface and parking for 4 cars. The recently landscaped front garden has a paved path leading to the front door and gravel borders planted with shrubs.

The main garden are to the rear of the house. A pleasant enclosed outdoor area recently landscaped with low maintenance astro-turf and gravelled areas. Herbaceous and shrub borders, paved path and a large paved patio terrace. Wooden pergolas and a sleeper wall feature. Close boarded wooden fences to the boundaries allowing a good degree of privacy. Extending to the south side of the house there is a continuation of the paved paths, astro-turf garden areas, gravelled borders and raised planter. Flagstone bin store area and path to the frontage with wrought iron entrance gate.





VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX BAND

This property comes under South Kesteven Tax Band F.



SERVICES

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

TENURE

The property is freehold.

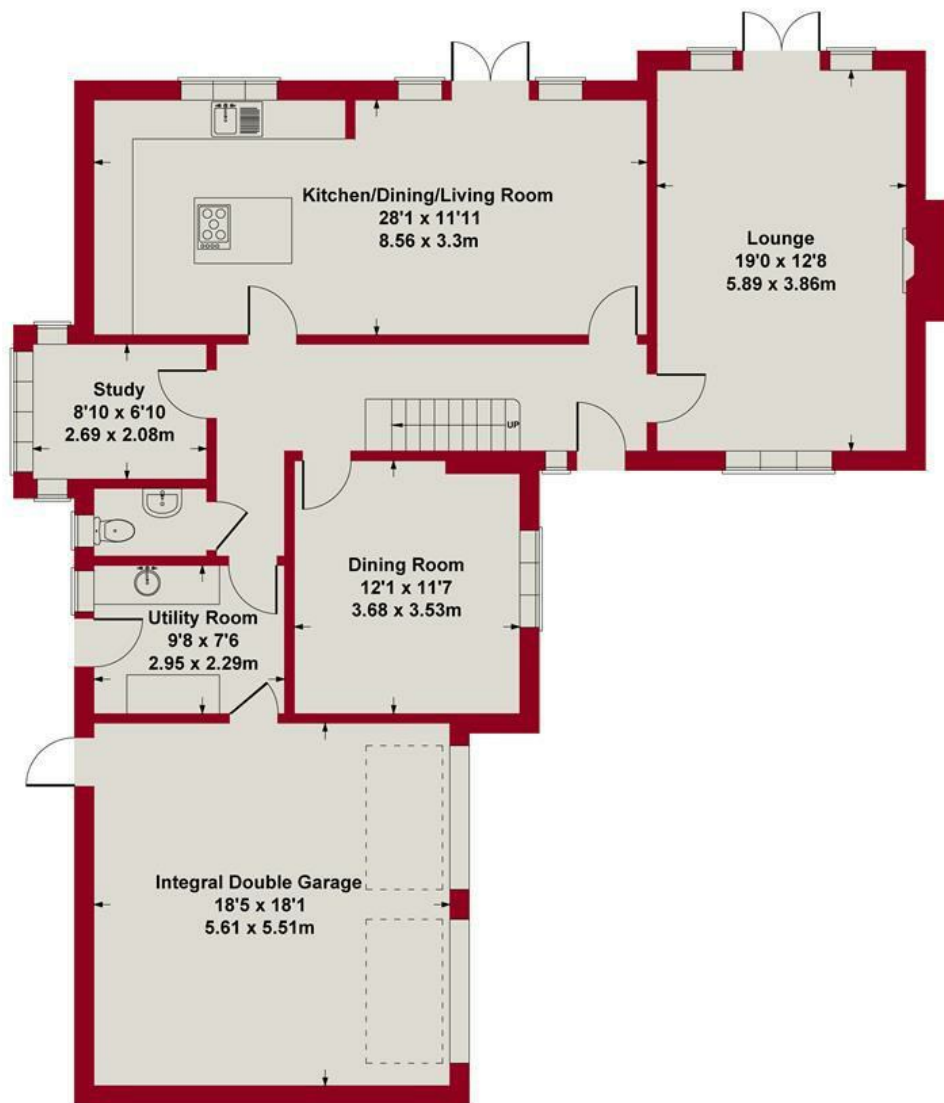
POSSESSION

Vacant possession will be given on completion.

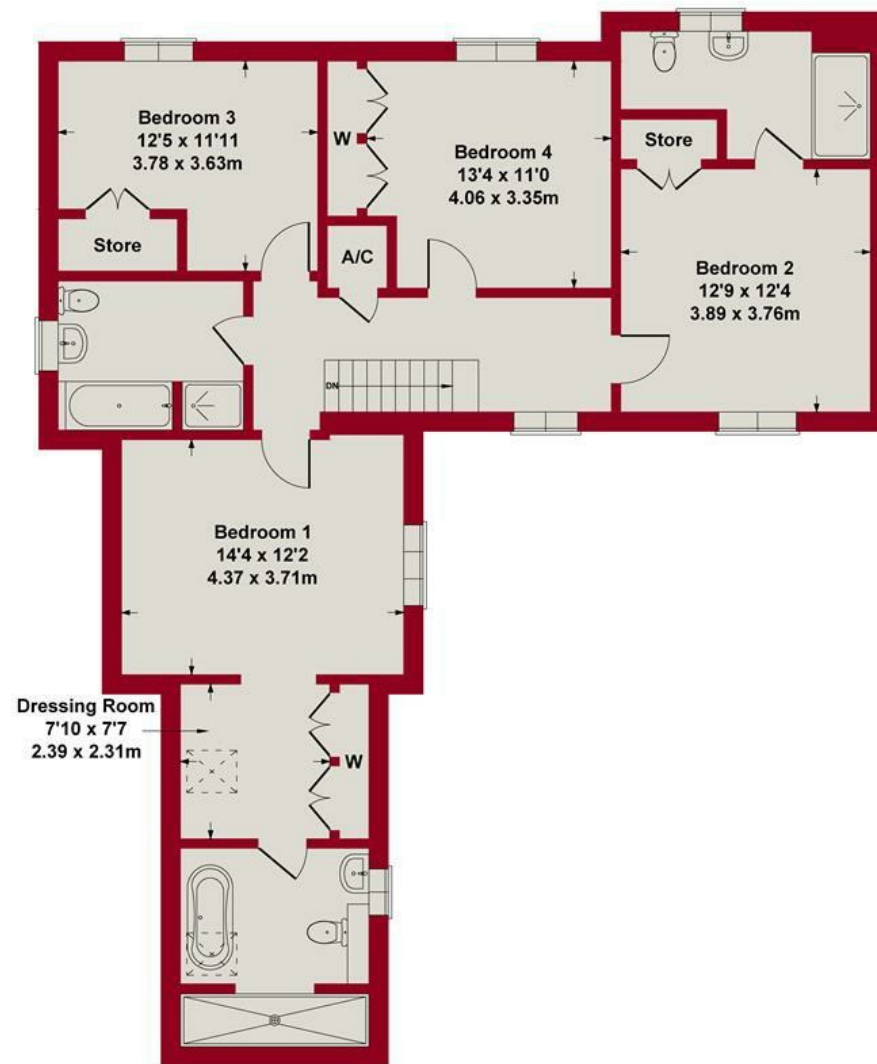
MORTGAGE

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.

Approximate Gross Internal Area
2540 sq ft - 236 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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