



## Meadows Close, Long Bennington

Newark, Lincolnshire, NG23 5EQ

£375,000 Freehold





Located on a large corner plot with south facing gardens, this detached 4 bedroom family home, sits comfortably within the highly sought after village of Long Bennington, there is well maintained accommodation throughout and would make a superb family home. There is accommodation comprising of; entrance hallway, dual aspect lounge with doors leading through to the rear garden, well maintained kitchen with ground floor WC, and a separate dining room. To the 1st floor there are 4 well proportioned bedrooms and a bathroom. On approach there is a spacious driveway providing parking for a number of vehicles, which provides access to the DOUBLE GARAGE, there is a side and rear garden with orchard area with mature apple and plum trees, including soft fruit bushes, lawn area, and the rear & side gardens provides an excellent space for a potential extensions and to add value (subject to planning). Furthermore the property benefits from UPVC double glazing and gas central heating. Long Bennington sits along the A1 corridor, offering a range of local amenities such as shops, restaurants, and a school, and offers ease of access to major road links such as the A1, and sitting roughly 6 miles to Newark town centre, which provides the London Kings Cross line.

#### **Entrance Hallway**

9'10 x 6'3 max (3.00m x 1.91m max)

#### **Dual Aspect Lounge**

20'5 x 10'11 (6.22m x 3.33m)



#### **Dining Room**

9'10 x 9'10 (3.00m x 3.00m)



#### **Kitchen**

12'2 x 10'11 (3.71m x 3.33m)



#### **Rear Hall**

3'10 x 3'10 (1.17m x 1.17m)

### Ground Floor Wc

5'10x 3'10 (1.78mx 1.17m)



### Bathroom

7'10 x 4'10 (2.39m x 1.47m)



### First Floor Landing

#### Bedroom 1

11' x 10'11 (3.35m x 3.33m)



### INTERACTIVE PROPERTY REPORT

An Interactive Property Reprt for this property can be viewed on the following web portals - Rightmove, Zoopla & Newton Fallowell. The report includes a wealth of material including information on - Title Plan & Plot - Maps - House Price Statistics - Flood Risk - Media Availability - Indepth Local School Information - Transport Links

#### Agent's Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.

#### Long Bennington

A popular and thriving village situated between the market towns of Newark & Grantham which both have main line rail services to London's King Cross and easy access to the A1. There is a wide range of amenities including: Co op supermarket, part time post office, gift shop, two public houses, wine bar, 2 takeaways, hairdressers and Doctors surgery. The village Infant and Primary School is highly regarded and excellent Grammar schools can be found within close proximity at Grantham & Sleaford.

#### Bedroom 2

10'11 x 10' (3.33m x 3.05m)

#### Bedroom 3

11' x 9'2 max (3.35m x 2.79m max)

#### Bedroom 4

10' x 9'2 max (3.05m x 2.79m max)





GROUND FLOOR



1ST FLOOR



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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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