4 Witham Road
Long Bennington, Newark
NG23 5DS
£138,950

This circa 200 year old terrace cottage offers well proportioned accommodation with many original features and character. Majority double glazed and gas centrally heated, in brief the property comprises: Entrance Hall with revealed beams and exposed ‘Blue Lias’ stonework, Living Room with open brick fireplace, Kitchen with a range of fitted base units and door to Side Porch. Also on the ground floor is a Bathroom with full suite. On the first floor there are Two good sized Bedrooms with sloping ceilings. Outside to the rear is an enclosed low maintenance garden with concrete patio area and steps up to raised block paved terrace with planted borders to mature shrubs. The property is not directly overlooked from the rear.
Property Features

- Circa 200 Year Old Cottage
- 2 Bedrooms
- Much Sought After Village Location
- Many Original Features
- Wooden Beams
- Blue Lias Stonework
- Gas Central Heating
- Majority Double Glazing

Full Description

LOCATION
The village of Long Bennington is a hugely sought after village located between Newark and Grantham just off the A1 main trunk road, so ideal for commuting. There are a host of amenities including a post office, Co-operative supermarket, newsagents, fish and chip shop, butcher's shop, coffee shop, deli with café, doctor's dispensing surgery & health centre, three excellent pubs/bistro, fine dining. The Primary School has a very high reputation with catchment areas in Grantham and Newark with buses to both. The village is within commutable distance to the cities of Lincoln & Nottingham and East Coast Mainline express rail service to London Kings Cross.

HOW TO GET THERE
Coming from the A1 South take the left turn into Long Bennington village. Continue all the way through the village Main Road until you come to Wheatsheaf Lane on the right. Proceeding down Wheatsheaf Lane continue to the bottom and follow the road round to the right onto Witham Road, continue approximately 50 metres where the property can be found on the left hand side and will be indicated by the Agents For Sale board.

Coming from the A1 North, turn left into Long Bennington village, take the third exit on the left into Wheatsheaf Lane, continue to the bottom and follow the road round to the right onto Witham Road, continue approximately 50 metres where the property can be found on the left hand side and will be indicated by the Agents For Sale board.

THE ACCOMMODATION COMPRIZES

GROUND FLOOR

ENTRANCE HALL
With revealed ceiling beams and 'Blue Lias' stonework, stairs off and under stairs storage area, terracotta ceramic tiled floor, curved wall, single central heating radiator, eye level cupboard with concealed meters and consumer unit, open to kitchen. Feature wooden staircase leading to first floor.

LOUNGE
11'11" x 11'7" (3.63m x 3.53m)
With open brick fireplace and quarry tiled hearth, pine floor, telephone point, integral wooden storage cupboards into recess, wall light points, beamed ceiling, window to front, single radiator, TV point.
GALLEY KITCHEN
17' 4" x 5' 8" (5.28m x 1.73m)
With a range of fitted base level units in cream finish with work surfaces over, resin one and a half bowl sink unit with mixer taps and tiled splashback, gas and electric cooker points, sealed unit double glazed windows to rear, spot lighting, plumbing for washing machine, terracotta ceramic tiled floor, part glazed door to rear porch which also incorporates 'Blue Lias' stonework. Loft access, Worcester combination boiler for central heating and hot water, single central heating radiator.

BATHROOM
6' 1" x 5' 11" (1.85m x 1.8m)
With suite in ivory consisting of vanity wash hand basin, low level WC and panelled bath with gravity fed Trevi shower over, decoratively tiled splashbacks, obscured single glazed window to front and Xpelair, character recess with shelving, single central heating radiator, terracotta ceramic tiled flooring.

FIRST FLOOR
BEDROOM ONE
12' 0" x 11' 5" (3.66m x 3.48m)
Sloping attic style with sealed unit double glazed window to front, revealed beams on walls, TV point and single central heating radiator.

BEDROOM TWO
9' 5" x 8' 3" (2.87m x 2.51m)
Sloping attic style with loft access, eye level storage cupboard, sealed unit double glazed window to front and single central heating radiator.

OUTSIDE
The property fronts to the street, however, to the rear from the outer porch there is a concrete patio area and steps up to a raised block paved terrace with rockery style borders to mature flowers and shrubs, fencing and trellising for privacy and private outlook to the rear.

ESTATE AGENTS ACT 1979
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Neil Kaye Estate Agents.

NB
Please note the property is at present tenanted, the tenant has been served notice so vacant possession will be available upon completion. Some photographs shown here were taken prior to the tenancy in order to show the property at its full potential.

TENURE
We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING
TO VIEW, PLEASE CALL OUR OFFICE ON 01482 472900.
Monday to Friday 9am to 5pm - Saturday 10am to 1pm.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY.
The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and vendors or lessor of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.