



Westborough Lane, Long Bennington Newark NG23 5HD

welcome to

Westborough Lane, Long Bennington Newark

****MUST BE VIEWED**** A very well-presented three-bedroom detached home in the popular village of Long Bennington, featuring a modern fitted kitchen, spacious living accommodation and a private rear garden. Ideally located with excellent local amenities and superb access to the A1.



Entrance Hall

With stairs rising to first floor accommodation and understairs storage cupboard.

Downstairs Wc

Having a WC, wash hand basin vanity unit and radiator.

Kitchen

A modern fitted kitchen comprising of a range of wall and base units with work surfacing over, sink and drainer, integrated electric oven, microwave, fridge freezer and dishwasher, induction hob and plumbing for a washing machine. There is also a radiator and uPVC French doors opening out into the side garden.

Lounge

Featuring a brick-built fireplace, radiator and two windows to the side.

Conservatory

Having a floor to ceiling vertical radiator, uPVC windows to the sides and French doors opening out into the garden.

First Floor Landing

Bedroom One

There is a radiator, windows to the side and rear.

Bedroom Two

Having a radiator and window to the front.

Bedroom Three

There is a radiator and window to the side.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, wash hand basin vanity unit, WC, heated towel rail and window to the front.

Outside Front

To the front of the property there is a low maintenance walled garden area, alongside the driveway and single garage.

Rear Garden

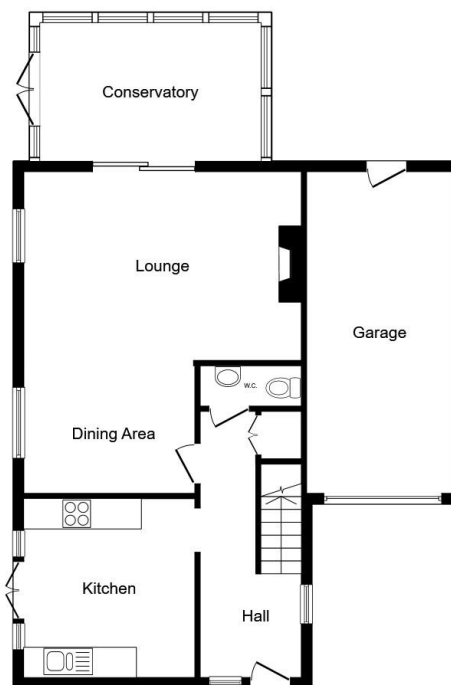
A private, low maintenance garden to both the side and rear of the property, an ideal spot for sitting out and relaxing.

Garage

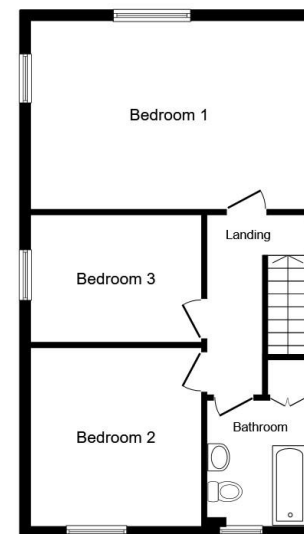
With an up and over door and pedestrian door access to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Westborough Lane, Long Bennington Newark

- DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- CONSERVATORY
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106741 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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