



## 34 Newark Road

Bassingham, Lincoln, LN5 9HA

**£415,000**

An extended three bedroom detached double bay-fronted bungalow situated in the pleasant rural village of Bassingham, to the South West of the Cathedral City of Lincoln. The property has immaculate accommodation comprising of Hall, large Lounge, modern Kitchen, Dining Room, Utility Room, three Double Bedrooms and a four-piece Bathroom. Outside there are front and rear gardens, a side gated driveway for multiple vehicles and a detached single garage. Viewing is essential to appreciate the space and standard of accommodation on offer.





**SERVICES**

Mains electricity, water and drainage. Solid fuel heating.

**EPC RATING** – E

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The sought-after rural village of Bassingham is approximately 9 miles South of Lincoln. Bassingham features a primary school and excellent secondary schools nearby, two convenience stores, The Five Bells and The Bugle Horn public houses and an excellent Doctor's surgery. Bassingham also offers quick access to the A46 Bypass to Lincoln, Newark, the A1 and the mainline railway station with line to London Kings Cross. While it retains its rural charm, Bassingham is not far from larger towns and cities such as Lincoln and Newark.



## ACCOMMODATION

### HALL

With airing cupboard and wood-effect flooring.

### BEDROOM 1

14' 11" x 10' 8" (4.55m x 3.27m), with double glazed bay window to the front aspect, feature fireplace, radiator, two double wardrobes and overbed storage.

### BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.67m), with double glazed bay window to the front aspect and radiator.

### BEDROOM 3

10' 11" x 10' 9" (3.33m x 3.28m), with double glazed window to the side aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, tiled walls, chrome towel radiator, shaver point, double glazed window to the side aspect and loft access point.

### REAR HALL

With rear entrance door, wood-effect flooring and radiator.

### KITCHEN

10' 8" x 9' 6" (3.26m x 2.90m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, integrated fridge freezer and dishwasher, tiled splashbacks, spotlights, wood-effect flooring and double glazed window to the side aspect.

### DINING ROOM

8' 11" x 7' 6" (2.74m x 2.30m), with double glazed door and window to the rear aspect, wood-effect flooring and radiator.

### UTILITY ROOM

10' 10" x 7' 4" (3.31m x 2.24m), fitted with wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, central heating boiler, wood-effect flooring and double glazed window to the side aspect.

### LOUNGE

23' 10" x 16' 11" (7.28m x 5.17m), with double glazed door and window to the rear garden, double glazed window to the side aspect, log burner in a feature fireplace and two radiators.

### OUTSIDE

To the front of the property there is a landscaped garden with a gated side driveway providing off-street parking for multiple vehicles and access to the single garage. To the rear there is a pleasant and enclosed garden which is laid mainly to lawn with flowerbeds, mature shrubs, patio seating area and shed.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

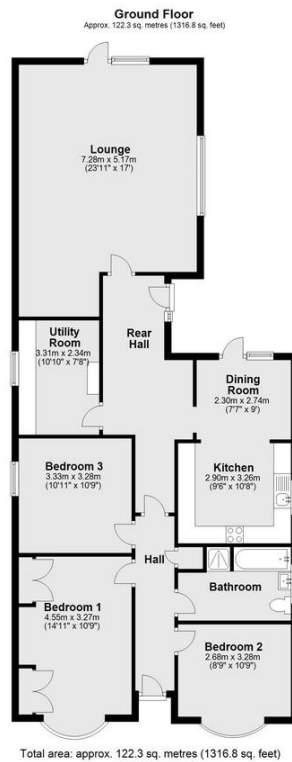
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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