



**38 Water Lane, Bassingham**  
Lincoln, LN5 9LA



Book a Viewing!

**£560,000**

An immaculately presented four bedroom detached house located in the desirable rural village of Bassingham. The spacious internal accommodation briefly comprises of Hall, Lounge, Study, Family Room, Cloakroom/WC, stunning Orangery, modern Kitchen, Utility Room, Rear Porch, further WC and a First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room and Walk-In Wardrobe and a luxury four piece Family Bathroom. The property sits on a plot of approximately 0.3 acres (STS) with wraparound gardens, gravelled driveway, single garage and an outbuilding. Viewing of this stunning home is essential.





**SERVICES**

Mains electricity, water and drainage. Biomass heating.

**EPC RATING – D**

**COUNCIL TAX BAND – E**

**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 staircase to the First Floor and two radiators.

### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin and wood-effect flooring.

### LOUNGE

19' 7" x 13' 7" (5.97m x 4.16m), with two double glazed windows to the side aspects and two radiators.

### STUDY

12' 2" x 11' 2" (3.71m x 3.41m), with double glazed window to the side aspect, decorative brick fireplace and radiator.

### FAMILY ROOM

11' 2" x 10' 7" (3.41m x 3.23m), with double glazed window to the side aspect and radiator.

### ORANGERY

16' 9" x 13' 5" (5.12m x 4.10m), with double glazed French doors and windows to the garden, tiled flooring with underfloor heating and feature oak beam with lighting.

### KITCHEN

17' 1" x 12' 5" (5.22m x 3.80m), fitted with a range of stylish base and wall units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven and electric hob with extractor fan over, spaces for a fridge freezer and dishwasher, central island with breakfast bar, tiled splashbacks, tiled flooring with underfloor heating, under cabinet lights and spotlights.

### UTILITY ROOM

10' 1" x 5' 8" (3.09m x 1.74m), with spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and hot and cold taps, wood-effect flooring and double glazed window to the rear aspect.

### REAR PORCH

With airing cupboard with radiator, pedestal wash hand basin, double glazed French doors to the rear garden, wood-effect flooring, spotlights and double glazed window to the side aspect.

### CLOAKROOM/WC

With close coupled WC, wood-effect flooring and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With overstairs storage cupboard and double glazed window to the front aspect.





#### BEDROOM 1

13' 1" x 12' 7" (4.01m x 3.84m), with two double glazed windows to the side aspects and two radiators.

#### EN-SUITE SHOWER ROOM

7' 5" x 6' 1" (2.27m x 1.87m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, tiled splashbacks, radiator and two double glazed windows to the side and rear aspects.

#### WALK IN WARDROBE

7' 11" x 5' 10" (2.42m x 1.80m), with hanging space.



#### BEDROOM 2

14' 11" x 11' 9" (4.55m x 3.59m), with double glazed window to the side aspect and radiator.

#### BEDROOM 3

11' 7" x 10' 9" (3.55m x 3.28m), with double glazed window to the side aspect and radiator.

#### BEDROOM 4

10' 8" x 9' 2" (3.26m x 2.81m), with double glazed window to the side aspect and radiator.



#### LUXURY BATHROOM

12' 9" x 10' 8" (3.90m x 3.26m), fitted with a four piece suite comprising of freestanding bath tub, shower cubicle, close coupled WC and wash hand basin in a vanity unit, two double storage cupboards, two towel radiators, laminate flooring, part-tiled walls and double glazed window to the side aspect.

#### OUTSIDE

The property sits within a generous plot with private wraparound gardens, laid mainly to lawn with patio and decked seating areas, mature shrubs, fruit trees, vegetable plot, shed and a greenhouse. The property benefits from gravelled driveway providing off-street parking and a single detached garage with light and power. There is a brick outbuilding which has been recently re-wired, housing the biomass central heating boiler, workbench and providing further storage.





**WEBSITE**

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

Coverings 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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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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Total area: approx. 208.2 sq. metres (2240.6 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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