



## Harrison House, 20 Water Lane

Bassingham, Lincoln, LN5 9LA



Book a Viewing!

**£235,000**

A well-presented semi-detached cottage located in the desirable rural village of Bassingham. The internal accommodation briefly comprises of Open Plan Kitchen/Dining Area, Lounge and a First Floor Landing leading to two Double Bedrooms and Family Bathroom. To the front of the property there is a garden with a gravelled area providing off road parking for a vehicle. The property further benefits from oil fired central heating and is being sold with No Onward Chain. Viewing is highly recommended.





**SERVICES**

All mains services available. Oil central 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.



#### KITCHEN/DINER

19' 6" x 12' 6" (5.94m x 3.81m) Having main entrance door to the front aspect, fitted with a range of wall and base units with work surfaces over, fitted oven and hob, extractor fan, sink unit and drainer with part tiled surround, tiled flooring, inset spotlights, under stairs storage cupboard, cupboard housing the oil fired central heating boiler, further built in tall storage cupboard, electric fire and fireplace and three uPVC windows.



#### LOUNGE

13' 1" x 12' 11" (3.99m x 3.94m) With uPVC window to side aspect, uPVC patio doors leading to the courtyard/patio area, radiator, inset stove/woodburner and stairs leading to the First Floor Landing.

#### FIRST FLOOR LANDING

Having access to:

#### BEDROOM

13' 2" x 13' 0" (4.01m x 3.96m) With two uPVC windows and radiator.

#### BEDROOM

12' 7" x 11' 8" (3.84m x 3.56m) With uPVC window and radiator.



#### BATHROOM

With suite comprising of bath with shower attachment, WC and wash hand basin, towel radiator, built in storage cupboard, extractor fan and uPVC window.

#### OUTSIDE

To the front aspect there is a separate garden area with gravelled driveway providing off road parking for a vehicle. There is also a small courtyard/seating area to the side aspect containing a variety of shrubs, tree and a paved walkway leading to storage shed and oil tank.





**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

**BUYING YOUR HOME**

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.

**GENERAL**

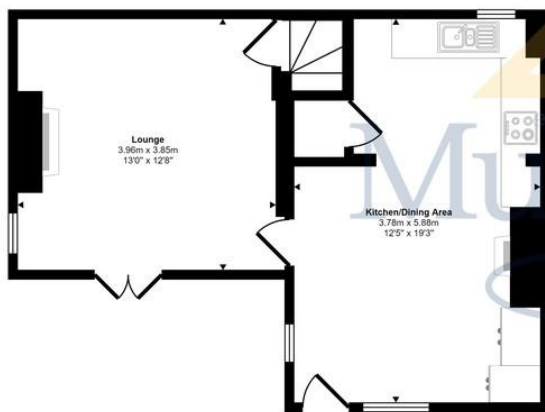
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

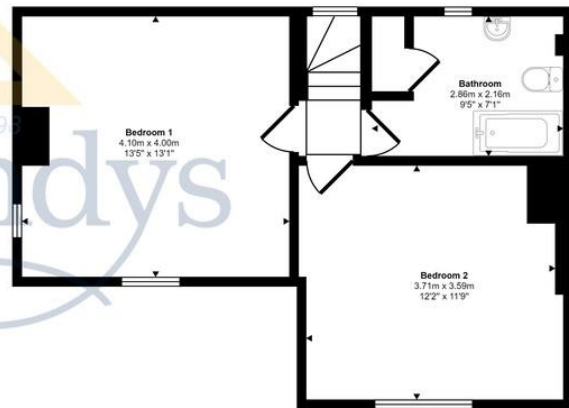
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area  
79 sq m / 849 sq ft



Ground Floor  
Approx 39 sq m / 418 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

