



6 Middlegate

Bassingham, Lincoln, LN5 9JU



Book a Viewing!

£185,000

A three bedroom semi detached bungalow, in need of some modernisation, situated on the outskirts of the popular rural village of Bassingham. The property has spacious accommodation comprising of Hall, Lounge, Kitchen, three Bedrooms and Bathroom. Externally there is a front garden, a driveway, single garage and enclosed rear garden. The property sits in a pleasant position overlooking open fields to the front. Viewing of the property is highly recommended to appreciate the potential on offer. NO CHAIN.



SERVICES

Mains electricity, water and drainage. Storage heaters.

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, door to the rear garden and an electric storage heater.

LOUNGE

13' 5" x 12' 8" (4.09m x 3.87m) With double glazed window to the front aspect and electric fire set within a tiled fire surround.

KITCHEN

16' 3" x 9' 6" (4.96m x 2.92m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainers and mixer tap over, space for cooker, tiled splashbacks, electric storage heater and double glazed window to the side aspect.

BEDROOM 1

12' 8" x 10' 4" (3.87m x 3.17m) With double glazed window to the rear aspect, fitted wardrobe and electric storage heater.

BEDROOM 2

11' 5" x 9' 1" (3.48m x 2.78m) With double glazed window to the rear aspect.

BEDROOM 3

11' 5" x 7' 10" (3.48m x 2.41m) With double glazed window to the rear aspect.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath, pedestal wash handbasin and close coupled WC, part tiled walls and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with driveway to the side providing off street parking for multiple vehicles and giving access to the single garage. To the rear there is an enclosed garden laid mainly to lawn with mature shrubs and a garden shed.





WEBSITE

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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.

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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

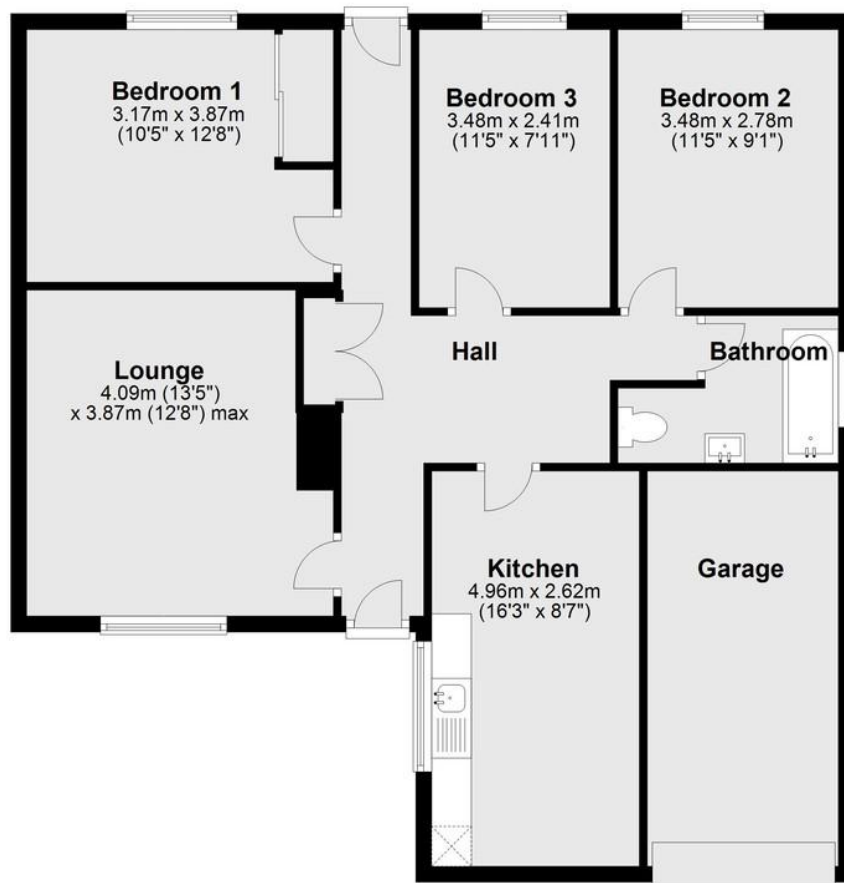
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Ground Floor

Approx. 91.4 sq. metres (984.2 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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 are 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.

