



Ash Tree Way, Bassingham



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Offers in the region of £600,000



Key Features

- Substantial Detached House
- Extremely Popular Well Served Village
- Five Double Bedrooms
- Spacious Lounge & Garden Room
- Large Open Plan Kitchen Diner
- Separate Utility & GF WC
- Council Tax Band: F
- EPC Rating: B
- Tenure: Freehold





A substantial modern and well presented detached house, situated in the extremely popular and well served village of Bassingham.

This gorgeous looking property has flexible accommodation set over three floors comprising of an entrance hall, ground floor WC, spacious lounge with feature fireplace and electric fire, garden room with French doors leading to the rear garden, dual aspect, open plan granite finished Kitchen diner with island, Smeg integrated appliances including a dishwasher, double electric oven and ceramic hob, space for microwave and a separate utility room. To the first floor there is a spacious landing, master bedroom with ensuite and dressing room having built in wardrobes, two double bedrooms one of which also has built in wardrobes and the family bathroom. To the second floor there are two further double bedrooms and a shower room.

Outside the property has manicured gardens, a large double garage, good parking facilities a 19ft workshop and a large storage shed. The property hugely benefits from its location, modern and energy efficient air source heating and owned solar panels with a feed in tariff.

Accommodation - Rooms and Measurements

Entrance Hallway 14'1" x 6'9" (4.3m x 2.1m)
maximum measurements

WC

Lounge 23'3" x 11'8" (7.1m x 3.6m)

Garden Room 12'2" x 10'3" (3.7m x 3.1m)

Kitchen/Diner 23'3" x 11'6" (7.1m x 3.5m)
maximum measurements

Utility 6'9" x 5'7" (2.1m x 1.7m)

First Floor Landing

Master Bedroom 13'0" x 11'10" (4m x 3.6m)

Dressing Area

Ensuite 10'0" x 6'7" (3m x 2m)

Bedroom Four 12'9" x 11'6" (3.9m x 3.5m)
maximum measurements

Bedroom Five 12'6" x 10'3" (3.8m x 3.1m)

Bathroom 8'8" x 6'2" (2.6m x 1.9m)





Second Floor Landing

Bedroom Two 14'4" x 16'11" (4.4m x 5.2m)
maximum measurements

Bedroom Three 14'4" x 16'11" (4.4m x 5.2m)
maximum measurements

Shower Room 7'11" x 5'7" (2.4m x 1.7m)

Double Garage 17'1" x 17'0" (5.2m x 5.2m)

Store 16'9" x 5'6" (5.1m x 1.7m)

Workshop 19'1" x 9'2" (5.8m x 2.8m)

Services

Electricity, water and drainage are connected.

Windows

The property's windows are UPVC double glazed.

Bassingham

The very popular and sought after village of Bassingham lies just over 9 miles northeast of Newark and 11 miles south of Lincoln accessed via the A46 and has the benefit of not being along a main road. There are a wealth of amenities including Bassingham Primary School, a Doctors Surgery with Dispensary, two public houses The Five Bells & The Bugle Horn, a grocery shop that incorporates a well renowned butchers, Post Office, two hairdressers, village hall, play park and sports facilities.



Agent's Note – Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR



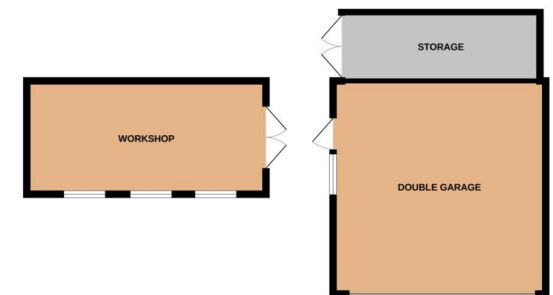
1ST FLOOR



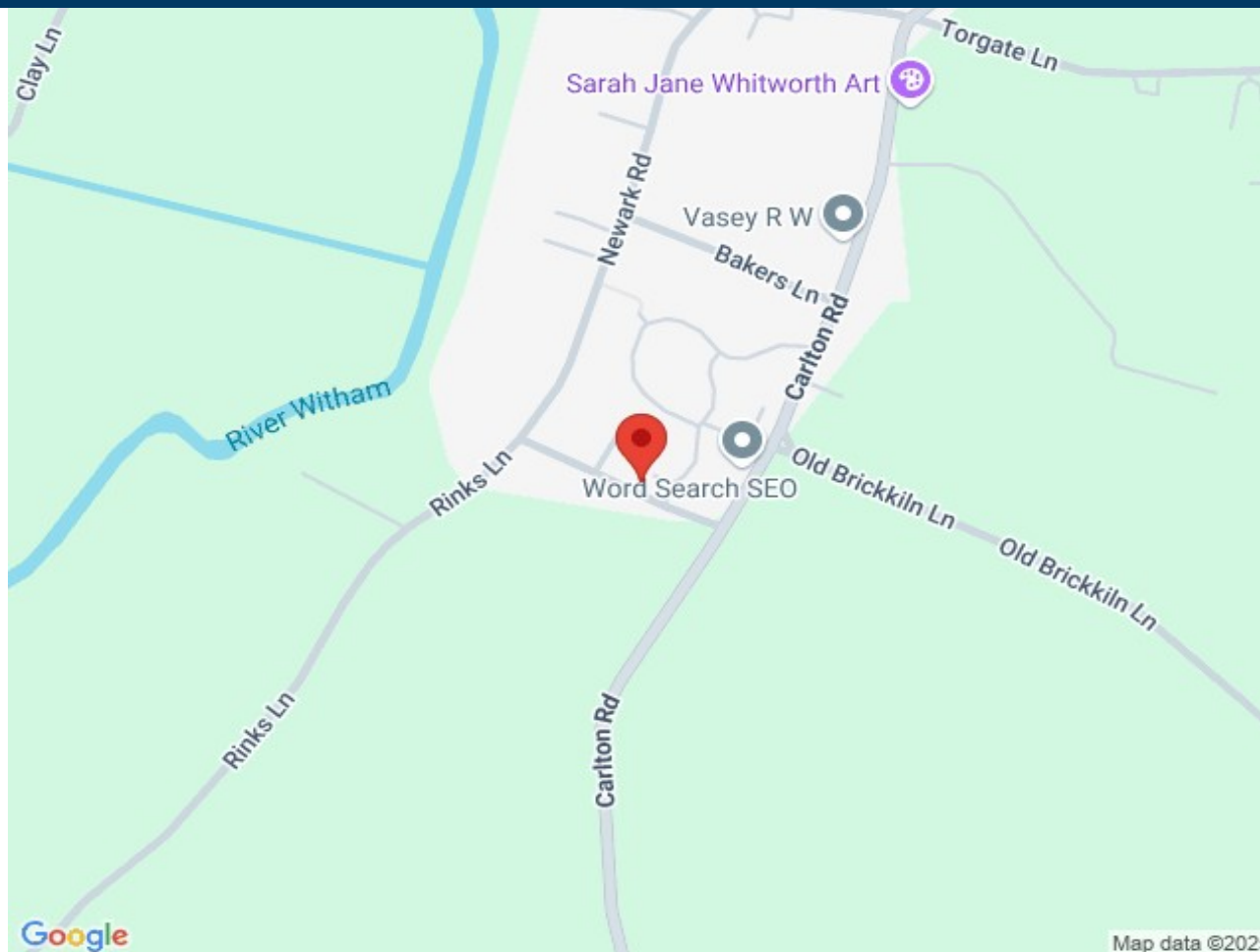
2ND FLOOR



OUT BUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		