



11a Village Farm
Bassingham

MOUNT & MINSTER



An individually designed two bedroom detached residence on a small exclusive development in a popular village location.

- Private enclosed garden
 - Two double bedrooms
 - Bathroom
 - Living room
 - Kitchen
 - Downstairs shower room
 - Dining room
 - Gated access
- off road parking for several cars
 - Generous plot



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INTRODUCTION

A rare opportunity to acquire this desirable detached two bedroomed house built in 2016 by well renowned local builder, set in the popular village of Bassingham. The property is finished to the highest quality throughout and benefits from underfloor heating to the whole of the ground floor, along with having the benefit of two years remaining on the NHBC certificate.

The accommodation briefly comprises; entrance hall, downstairs shower room, lounge with a vaulted ceiling and full height windows, open plan kitchen/dining room. To the first floor there are two double bedrooms with built in wardrobes, and family bathroom.

To the outside the property is accessed via wooden gates which lead to a gravelled driveway providing ample parking. The private wrap around garden is primarily laid to lawn with planted beds, and garden shed.

LOCATION

Bassingham is an attractive and sought-after village with excellent transport links and regular bus service to Lincoln and Newark. Newark and the A1 are about 7 miles away with Newark Northgate providing a convenient train into London Kings Cross within around 75 minutes. The nearby A46 links Lincoln, Newark, Nottingham and the M1.

The village itself is well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, church, hair dressers, a doctors surgery with dispensary and a respected primary school. A large village hall provides sporting facilities and clubs, and hosts various social events throughout the year.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, the nearby City of Lincoln is one of the most historic cities in the country. The Cathedral Quarter, at the top of the aptly named 'Steep Hill', features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers.

The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln and the surrounding villages one of the most perfect places to live.





SCHOOLS

Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

ACCOMMODATION

Entrance hall

Wooden laminate flooring, recessed ceiling lights, double glazed window to side, built in storage cupboard.

Shower room

Tiled flooring, part tiled, fully tiled shower cubicle with mains shower, extractor, low level WC, wash hand basin in vanity unit, radiator with heated towel rail, recessed ceiling lights, understairs storage cupboard.

Lounge

Wooden laminate flooring, triple aspect full length windows, bi-fold doors leading to the patio, ceiling lights, vaulted ceiling with two velux windows, exposed beamwork,

Kitchen

Tiled flooring, range of wall and base units, double glazed windows to side and rear, Belfast sink, granite work surfaces, tiled splashbacks, integrated fridge freezer, dishwasher, washer dryer, microwave, rangemaster oven with extractor over, door to front, recessed ceiling lights.

Dining room

Tiled flooring, double glazed window to rear, recessed ceiling lights.

First floor landing

Wooden laminate flooring, ceiling lights, radiator, airing cupboard.

Bathroom

Tiled flooring, low level WC, sink in vanity unit, part tiled, fully tiled shower cubicle with mains shower, radiator with towel rail, bath with central hand held shower attachment, ceiling lights, extractor, velux window to roof space.

Bedroom one

Wooden laminate flooring, ceiling lights, velux windows to roof space, radiator, built in wardrobes.

Bedroom two

Wooden laminate flooring, velux windows to roof space, built in wardrobes, radiator, ceiling light.

OUTSIDE

Approached via wooden gates lead to a gravel driveway which provides ample off road parking, the wrap around garden is primarily laid to lawn

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C
North Kesteven District Council

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

Mains water, drainage and oil central heating.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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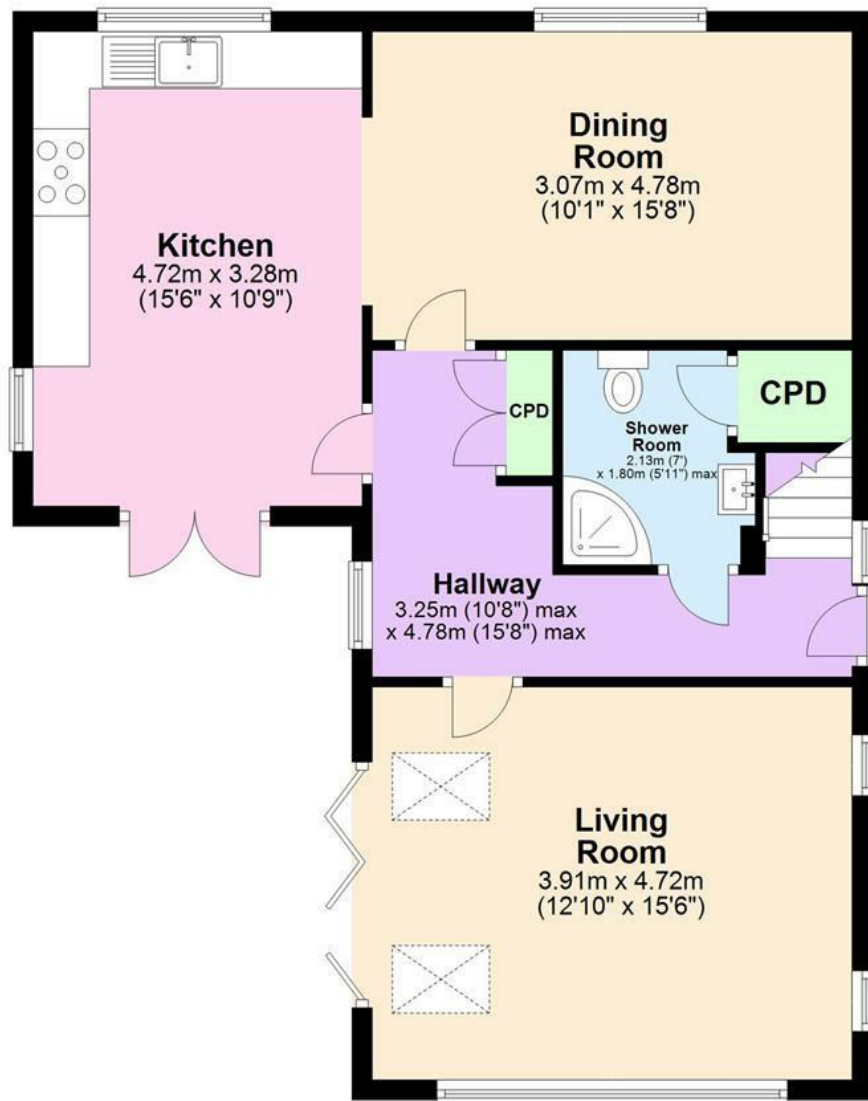
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



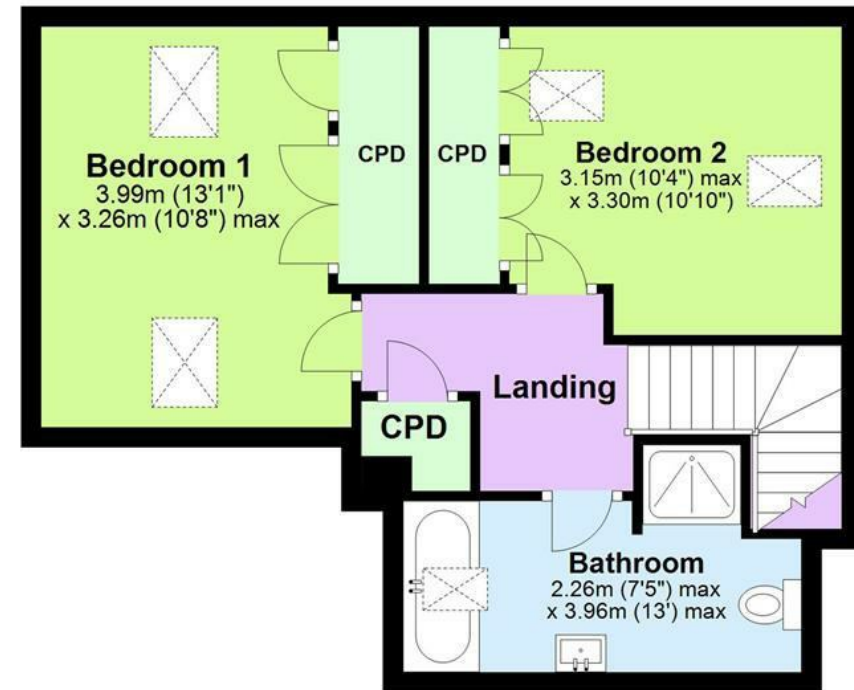
Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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The Hayloft, 11a Village Farm, Bassingham

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