



16 Carlton Road
Bassingham

MOUNT & MINSTER



A charming detached cottage in a highly popular village with flexible living accommodation.

- Detached character property
 - Off road parking
 - Two garages
- Open countryside views
 - Three bedrooms
- Three reception rooms
 - Private garden
- Popular village location



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INTRODUCTION

A delightful period cottage set in the heart of the popular village of Bassingham overlooking an open paddock to the front. The accommodation briefly comprises, entrance porch, dining room, snug, living/family room, study/bedroom three, kitchen/breakfast room, downstairs shower room. To the first floor there are two further bedrooms and family bathroom.

To the rear of the property there is a lawned garden with mature planted beds, decorative graveled and patio seating area ideal for entertaining, off road parking for multiple vehicles, hardstanding and access to two detached garages with up and over doors with power and light.

LOCATION

Bassingham is an attractive and sought-after village with excellent transport links. 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, hair dressers, a doctors surgery with dispensary and a respected primary school. A large village hall provides sporting facilities and clubs.

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 porch

Slate tile flooring, uPVC double glazed windows, door leading through to dining room.

Dining room

Waterproof luxury vinyl tile flooring, radiator, ceiling light, uPVC double glazed window to front, brick inglenook fireplace with wood burning stove.

Living/Family room

A spacious room with excellent natural light via two uPVC double glazed French doors to the front, laminate wood flooring, ceiling lights, radiator.

Snug

Carpet, uPVC double glazed window to front, radiator, ceiling light, multi fuel burner with feature brick surround.

Bedroom Three/Study

Carpet, ceiling light, radiator, uPVC double glazed window to front, overlooking paddock, built in storage cupboard.





Breakfast Kitchen

Slate tile flooring, range of wall and base units with roll top work surfaces over, recessed ceiling lights, extractor, Leisure range cooker with extractor over, space for freestanding fridge freezer, space and plumbing for washing machine and slim line dishwasher, tiled splashbacks, radiator, ceramic sink and drainer, uPVC double glazed window to rear, recessed ceiling lights, built in storage cupboard.

Downstairs Shower room

Slate tile flooring, uPVC double glazed window to side, radiator, fully tiled shower cubicle with electric shower, low level WC, pedestal wash hand basin, recessed ceiling lights, extractor.

Inner hall

Waterproof luxury vinyl tile flooring, radiator, stairs rising to first floor landing, access to bedroom three/study.

First floor landing

Carpet, uPVC double glazed windows to front.

Bedroom one

Carpet, uPVC double glazed window to rear, ceiling light, storage cupboard.

Bedroom two

Carpet, uPVC double glazed window to rear, ceiling light.

Bathroom

Waterproof luxury vinyl tiles in wood effect flooring, four piece suite comprising claw foot bath, low level WC, pedestal wash hand basin, shower cubicle fully tiled with mains shower over, uPVC double glazed window to rear, tiled splashbacks, radiator, ceiling lights, heated towel rail, extractor, built in storage cupboard.

OUTSIDE

To the front the property overlooks a paddock.

To the rear of the property there is a lawned garden with mature planted beds, decorative graveled and patio seating area ideal for entertaining, off road parking for multiple vehicles, hardstanding and access to two detached garages with up and over doors with power and light.

COUNCIL TAX BAND

Band: D
North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

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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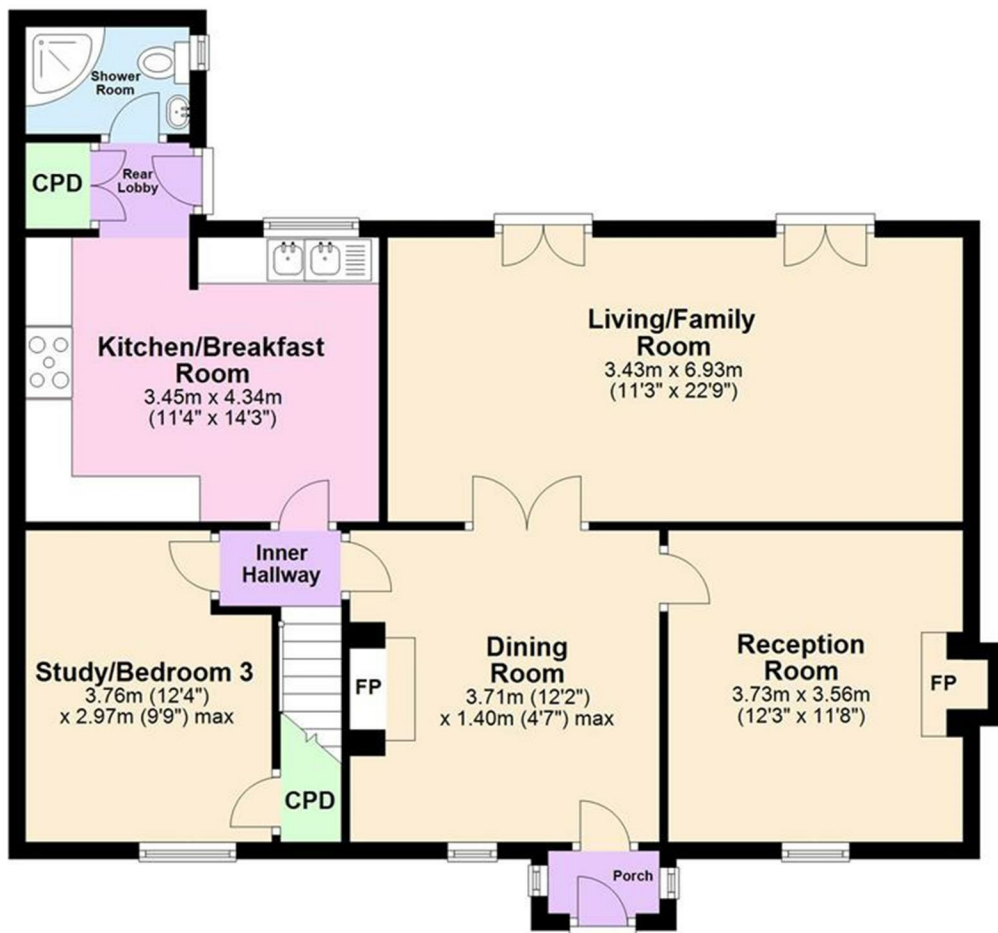
BUYER IDENTITY CHECKS

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.



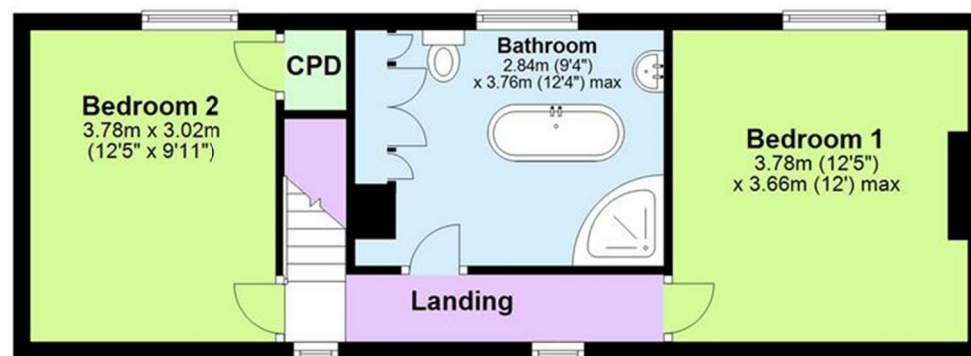
Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.0 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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Cliffe View Cottage, 16 Carlton Road, Bassingham

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