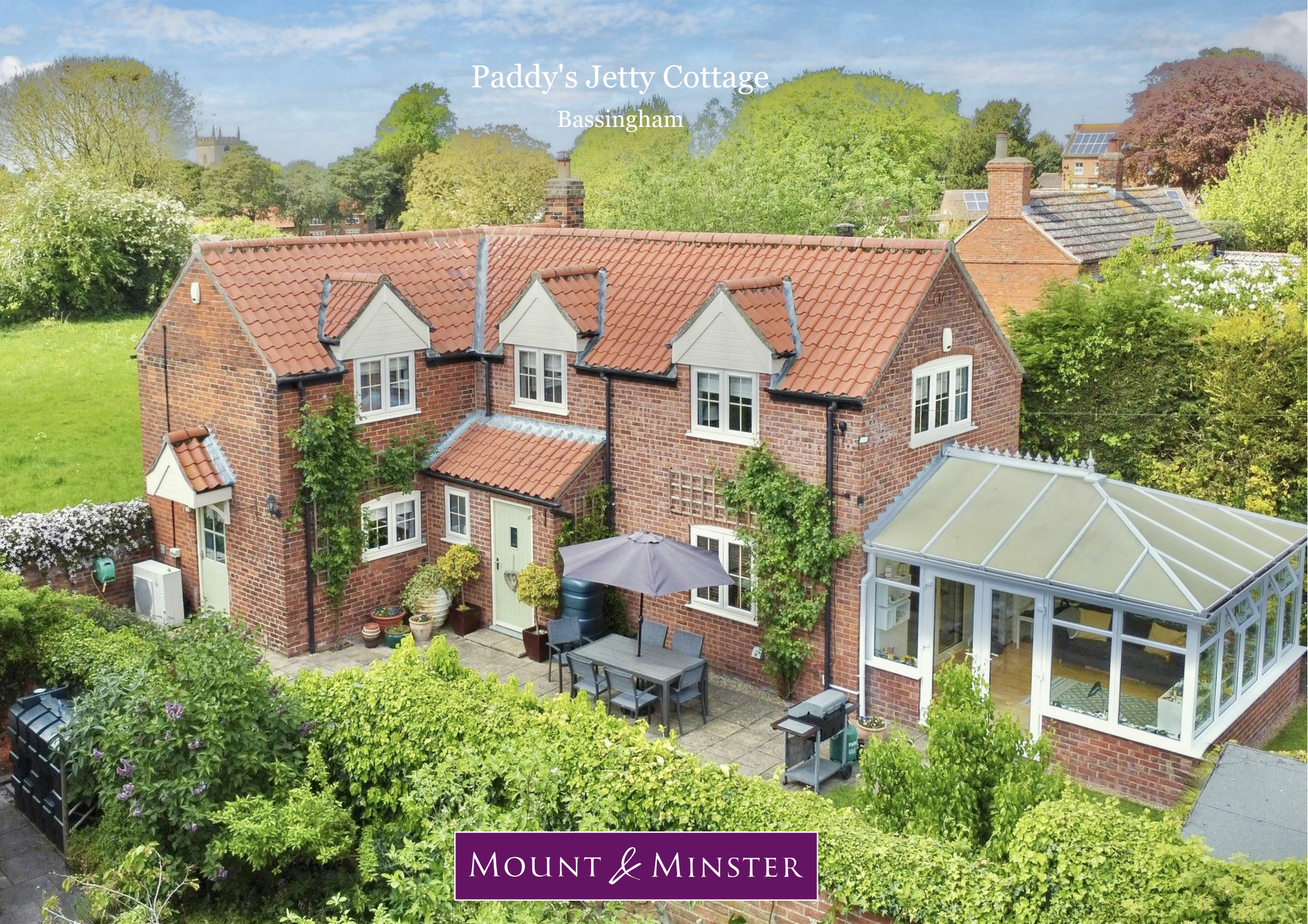


Paddy's Jetty Cottage

Bassingham



MOUNT & MINSTER



Paddy's Jetty Cottage

Bassingham

A charming home in an equally attractive village, successfully blending both character from the outside, together with a contemporary and modern interior to create the perfect family home.

- Detached Residence
- Open-Plan Kitchen
 - Lounge
 - Garden Room
 - Home Office
- Four Bedrooms
- Two Bathrooms
- Beautiful Garden
 - Private Parking
- Envious Village Location



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DESCRIPTION

Secluded on a very private plot, tucked away behind high hedges and looking out over a neighbouring grass paddock, this beautiful, character home successfully incorporates modern living in a character residence, giving the discerning buyer the best of both worlds. Accommodation briefly includes a contemporary, open-plan kitchen diner, a lounge with a log-burner, a large garden room, a dedicated home office, four bedrooms upstairs, together with two bathrooms including an ensuite to the master.

OUTSIDE

The property is approached onto a paved, private driveway with parking for multiple vehicles. A side gate leads through to a beautiful garden which is predominantly laid to lawn and complimented by high hedges, flower beds, shrubs and perennials. There is a large garden shed which accommodates the majority of the items that would usually be stored in a garage, as well as a paved terrace providing an ideal space for outdoor dining and entertaining. A back gate leads out onto a rear pathway.

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.





SERVICES

The property is centrally heated throughout (air source heat pump) with mains water, electricity and drainage all connected to the property.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

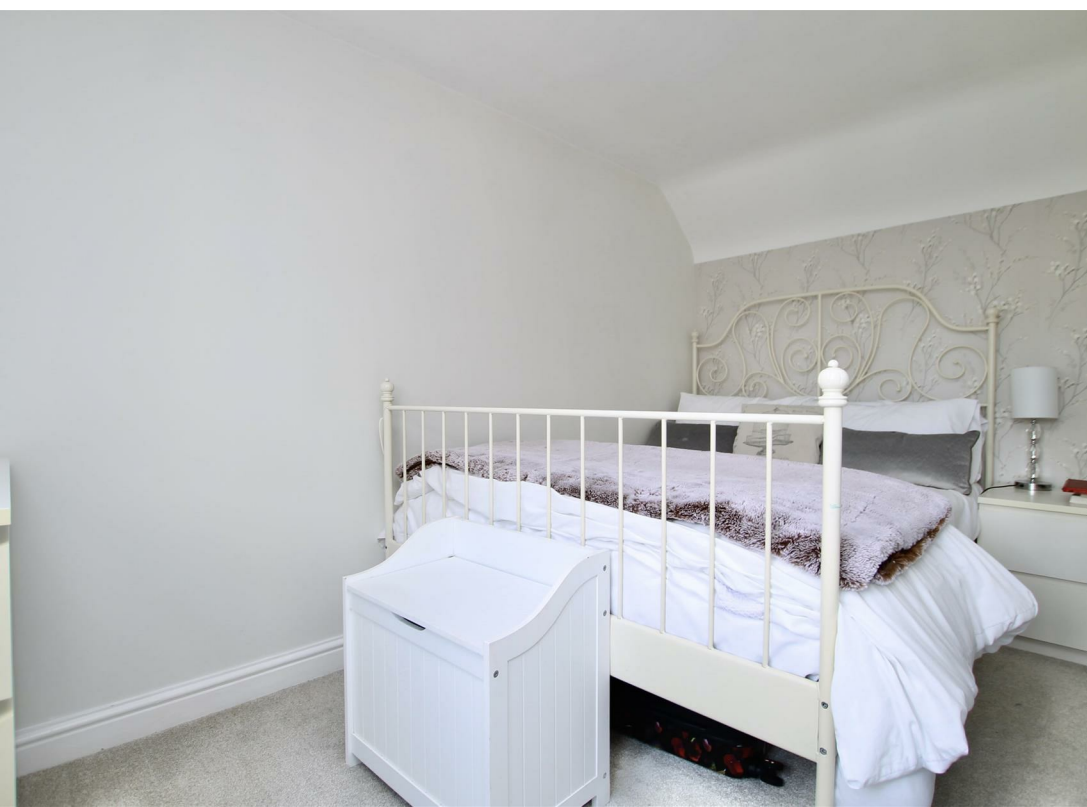
T: 01476 851400

@: info@mountandminster.co.uk

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.





Carlton Road, Bassingham



Approx. Gross Internal Floor Area 1442 sq. ft / 134.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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