



5 Linga Lane
Bassingham

MOUNT & MINSTER



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Bassingham

A delightful detached three bedroom residence set in stunning grounds being offered with no onward chain.

- Stunning gardens
- Amenities within walking distance
- Popular village location
- Detached residence with three double bedrooms
- Shower room and family bathroom
- Detached single garage
- Off road parking
- Kitchen/breakfast room
- Lounge and dining room
- Conservatory



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INTRODUCTION

Located in the popular village of Bassingham within easy walking distance of a range of amenities this well positioned detached residence is set within a stunning wrap around garden and being offered with no onward chain. The property itself briefly comprises entrance hall, study, utility, lounge with log burning stove, dining room, conservatory and kitchen/breakfast room. To the first floor there are three double bedrooms, family bathroom and a separate shower room.

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.

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.

OUTSIDE

To the front the property is accessed via wooden gates which lead to ample off road parking and a detached single garage with power and light. The front garden is primarily laid to lawn with mature trees and planted beds. The delightful garden extends to the side and rear of the property and includes a wrap around patio which can be accessed from the conservatory and kitchen. There are further lawned and planted beds with a wildlife pond with footbridge leading to a garden shed, along with a summer house. To the rear of the garage there is a further patio area where the oil tank is located along with a bin store.

ACCOMMODATION

Entrance hall

Parquet flooring, ceiling light, stairs rising to first floor landing, radiator, ceiling light x 2.

Study

Carpet, uPVC double glazed window to front, a range of built in cabinetry including shelving and full height cupboards, wall mounted radiator, built in cupboard housing oil boiler.

Utility

Tiled flooring, pedestal wash hand basin, low level WC, uPVC double glazed window to side, range of wall and base units, space and plumbing for washing machine and dryer, and space for free standing fridge freezer.

Lounge

Parquet flooring, uPVC dual aspect double glazed windows to front and side, radiator, ceiling light, brick surround fireplace with log burning stove.

Dining Room

Parquet flooring, radiator, ceiling ight, uPVC double glazed window to rear, uPVC double glazed French doors leading to:

Conservatory

Tiled flooring, ceiling light, French doors opening onto the patio and garden beyond.

Kitchen breakfast room

Laminate flooring, range of wall and base units, tiled splashbacks, Belfast sink, quartz work surfaces, Rangemaster cooker with extractor over, uPVC dual aspect double glazed windows to side and rear, recessed lighting, integrated fridge and dishwasher, pedestrian stable door access door to rear, radiator, pantry cupboard with shelving.

Landing

Carpet, recessed ceiling lights, airing cupboard, velux window, access to loft space, airing cupboard.

Bedroom one

Carpet, uPVC double glazed dual aspect windows to front and side, a range of built in wardrobes, ceiling light, radiator.

Shower room

Wood effect flooring, fully tiled shower cubicle with mains shower, extractor, wall mounted heated towel rail, sink in vanity unit, uPVC double glazed window to side, storage cupboards, tiled splashbacks, wall mounted WC, recessed ceiling lights.

Bedroom two

Carpet, uPVC double glazed dual aspect windows to side and rear, radiator, ceiling light.





Bedroom three

Carpet, uPVC double glazed window to front, under eaves built in wardrobes, ceiling light, radiator, further built in wardrobe.

Family bathroom

Wooden flooring, fully tiled walk in double shower cubicle with mains shower over, pedestal wash hand basin, part tiled, low level WC, radiator with heated towel rail, uPVC double glazed window to side, bath with hand held shower attachment, recessed ceiling lights, extractor.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: E

North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

SERVICES

Mains water, drainage, electricity and oil central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2025.

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.







Total area: approx. 201.3 sq. metres (2167.0 sq. feet)

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