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The Old Manor House 2 Newark Road, Bassingham, Lincoln, LN5 9HA
Offers In Excess Of £450,000



Property Description

A stunning Grade II Listed Georgian detached family home set in the heart of the sought after village of Bassingham with a wealth of original features including exposed beams and sash windows. The property has been lovingly maintained by the present owners and the addition of LPG gas, new Worcester boiler and delightful wood burner further enhances this spacious property which briefly comprises entrance hall, living room, family room, utility, downstairs WC, dining room or downstairs bedroom, kitchen and garden room. To the first floor there are three double bedrooms, en-suite and family bathroom. Outside the property has a private landscaped garden with a range of established trees, flower beds and fruit tree and a high wall and hedge provides privacy. Block paved patio area and double garage providing ample parking/workshop and storage.

LOCATION

The property is located within the desirable and rural village of Bassingham which is approximately 9 miles from the City of Lincoln and 9 miles to the popular Market town of Newark on Trent. The village is popular with professional and executive families due to its convenient access to the A46 Bypass to Lincoln, Newark, main line railway station (Newark Northgate) the A1. The village itself features Bassingham Primary School and is also in catchment for two excellent secondary schools nearby. The village further benefits from an active community with a range of clubs and activities for children and adults as well as a post office and village shop, a church, two public houses and a highly regarded Doctors surgery.

ENTRANCE HALL

Glazed panel door to entrance hall. Wall lights. Radiator. Doors off. Stairs rising to the first floor.



LIVING ROOM

15'03" x 13'05" (4.65m x 4.09m)

Brick feature fireplace with wood burner. Exposed beams. Radiator and wall lights. Sash windows to both the front and rear elevations.

FAMILY ROOM

13'09" x 13'03" (4.19m x 4.04m)

Exposed beams. Radiator and wall lights. Cupboard housing hot water cylinder and providing storage. Velux window and double glazed window to the side elevation.

DINING ROOM/DOWNSTAIRS BEDROOM

15'04" x 12'11" (4.67m x 3.94m)

Exposed brickwork and beams, wall lights and radiator. Cupboard housing Worcester boiler. Sash windows to the front and window to rear elevation.

KITCHEN

13'0" x 10'0" (3.96m x 3.05m)

Fitted with a range of wall and base units surmounted by a roll top worksurface inset with stainless steel sink and drainer. Falcon range oven with Cooke and Lewis extractor over, integrated John Lewis dishwasher and space for fridge/freezer, space/plumbed for American Fridge Freezer. Recessed ceiling lights. Splash back tiling to walls. Glazed panel window to the rear and glazed door to garden room

UTILITY

9'0" x 8'0" (2.74m x 2.44m)

Wooden laminate flooring. Understairs storage area. range of wall and base units with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Ceiling light and radiator. Door through to the garden room.

CLOAKROOM

Wooden laminate flooring, wooden panelling to walls, corner sink, low level WC, ceiling light.



GARDEN ROOM

9'03" x 8'0" (2.82m x 2.44m)

Stable door leading through to the kitchen and separate door to the utility. Terracotta tiled flooring, glazed surround offering views over the rear garden and glazed door to rear garden.

FIRST FLOOR LANDING

Exposed beams. Radiator. Sash window to the front elevation. Loft access. Doors off.







BEDROOM ONE

13'02" x 12'05" (4.01m x 3.78m)

Built-in wardrobes. Feature fireplace and exposed beams. Radiator. Window to the front elevation.

EN-SUITE

Fitted with a suite comprising "P" shaped bath with mains shower over and glazed screen, low flush WC and sink. Wall mounted towel rail. Splash back tiling to walls and wood effect lino flooring. Extractor fan.

BEDROOM TWO

12'01" x 9'08" (3.68m x 2.95m)

Built-in wardrobes. Radiator. Velux window.

BEDROOM THREE

14'10" x 8'0" (4.52m x 2.44m)

Radiator. Exposed beams. Windows to the rear and side elevation.



FAMILY BATHROOM

8'02" x 9'03" (2.49m x 2.82m)

Fitted with a period suite comprising roll top bath, pedestal wash hand basin, walk-in shower cubicle and low flush WC. Wall mounted towel rail. Airing cupboard. Tiled floor and splash back tiling to walls, window to rear.

OUTSIDE

To the front of the property there is a cast iron fence and gravelled area leading to the front door. The rear walled garden is private and is mainly laid to lawn with mature flower beds and trees. Blocked paved patio area, outside light and power supply, outside tap. A brick block paved driveway providing ample off road parking for 2/3 cars leads to the detached double garage with power, light and eaves storage.

LOCAL AUTHORITY

North Kesteven District Council, Kesteven Street, Sleaford NG34 7EF. 01529 414155

SERVICES

Electricity is connected to the property. Mains drainage. LPG heating. We have not tested any apparatus,

equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

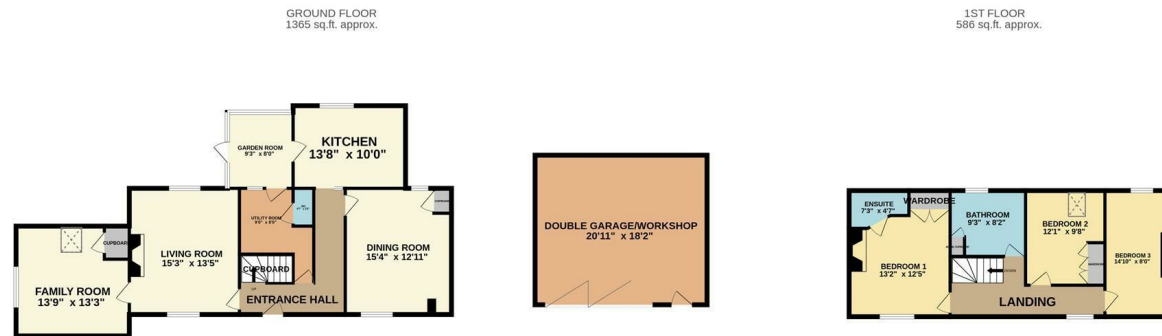
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office on 01636 700 888.





GROUND FLOOR
1365 sq.ft. approx.

1ST FLOOR
586 sq.ft. approx.

TOTAL FLOOR AREA: 1951 sq.ft. approx.

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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