



# the agent



## 18 Eastgate, Bassingham, Lincoln, LN5 9JS

Asking Price £215,000

- Sought After Village Location
- Non Estate Position
- 3 Bedrooms & Bathroom
- Generous Sized Rear Garden
- Short Walk to Village Centre
- Lounge Diner, Kitchen & W.C
- Tucked Away from the Road
- Short Walk to the Primary School
- No Onward Chain

# 18 Eastgate, Lincoln LN5 9JS

A non estate THREE Bedroom semi detached house situated in the sought after village of Bassingham, south of the historic Cathedral & University City of Lincoln. The property is tucked away from the road and sits on a large plot boasting an impressive sized rear garden. Internally has accommodation comprising of Hall, Downstairs W.C, Lounge Diner with Double Doors into the Rear Garden, a good sized Kitchen and a First Floor Landing leading to 3 Bedrooms and a bathroom with a modern white suite. Off street parking is located in a communal parking area. The house is well located within a short walk of the village Centre of Bassingham and the local primary school. The property is being sold with the additional benefit of NO ONWARD CHAIN



Council Tax Band: A



## SERVICES

Mains Water, Electricity and Drainage  
Oil Fired Central Heating

## TENURE

Freehold

## VIEWINGS

By Appointment via The Agent

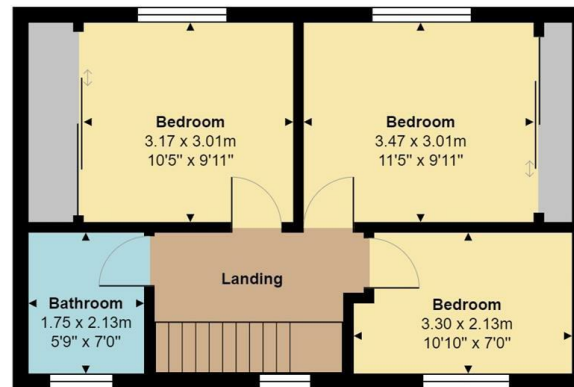
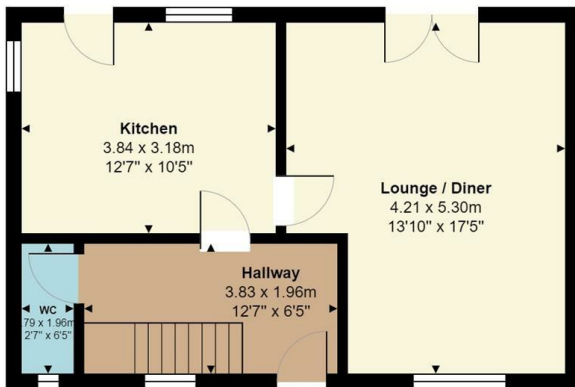
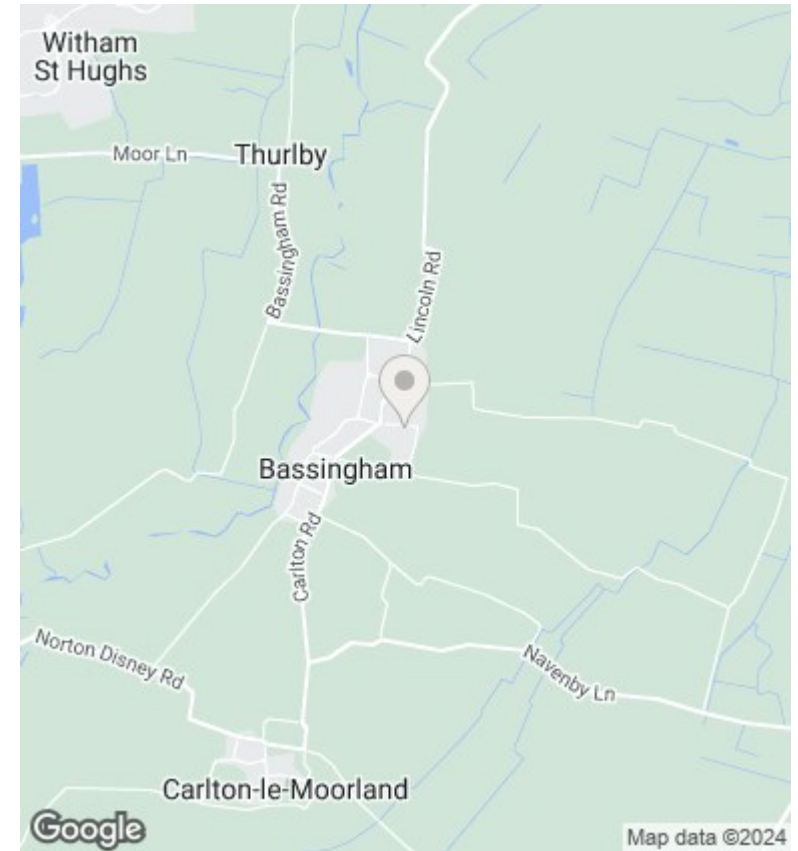
## NOTE

1. None of the services or equipment have been checked or tested by The Agent
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked

## LOCATION

Bassingham is located approximately 12 miles south of the historic Cathedral and University City of Lincoln. The village features a local primary school which is within a short walk of the property and excellent secondary schools close by. Within the village centre there are convenience stores, butchers, public houses, a Doctors surgery and Hammond Hall with adjacent playing field. Bassingham is also within good access to the A46 leading to Lincoln and the nearby market town of Newark with a main line railway station to London Kings Cross





Total Area: 87.1 m<sup>2</sup> ... 937 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	