



the agent



18 Eastgate, Bassingham, Lincoln, LN5 9JS

Asking Price £215,000

- Sought After Village Location
- Non Estate Position
- 3 Bedrooms & Bathroom
- Council Tax Band A
- 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

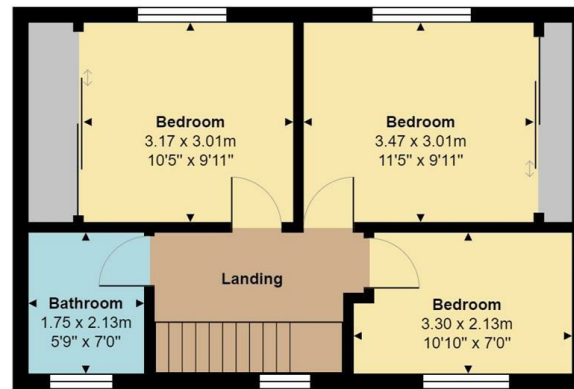
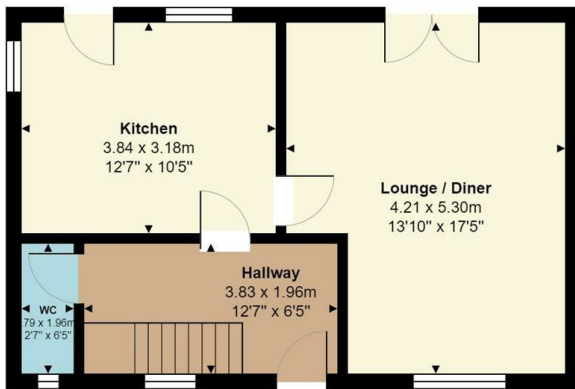
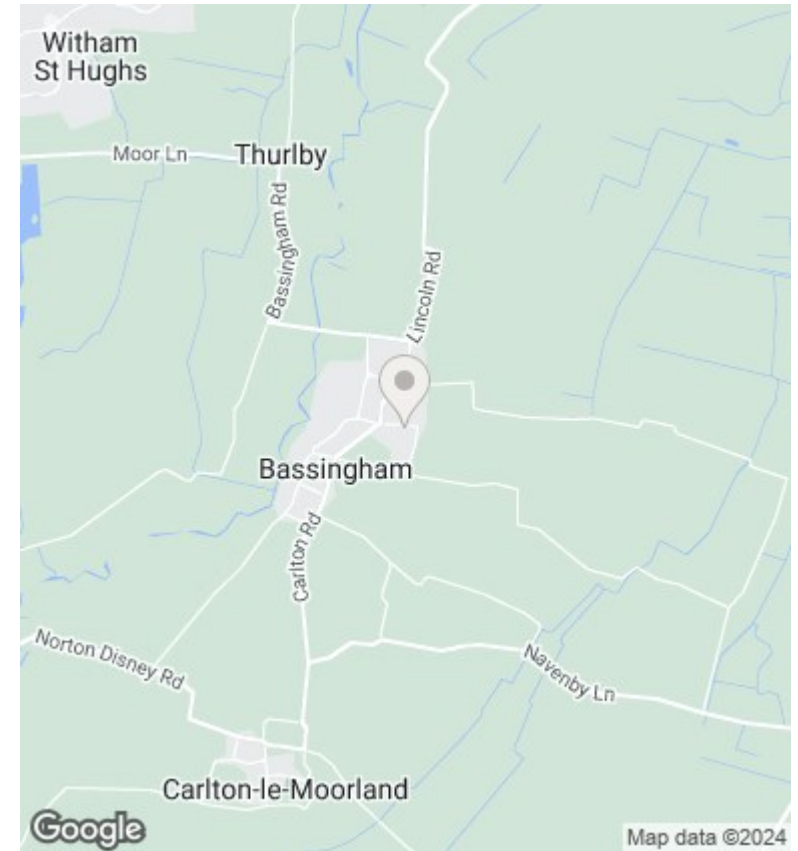
NOTE

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 m² ... 937 ft²

All measurements are approximate and for display purposes only



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