



5 Manor Orchard

Bassingham, Lincoln, LN5 9LW

£275,000

A delightful two bedroom cottage style semi detached house set in a quiet cul de sac of 6 properties on the edge of Bassingham village. The property has been maintained to a high standard throughout and offers oil fired central heating, double glazed windows and off road parking.





SERVICES

Electric and Water services available. Oil Fired central heating.

EPC RATING – C

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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LOCATION

Bassingham village is situated approximately midway between Newark and Lincoln, a vibrant village with village hall offering three meeting halls and kitchen, changing rooms and outdoor sports area. The hall offers a variety of social groups including bridge club, choir and gardening group. Bassingham also has a local doctors surgery and primary school and two public houses both serving food.

ENTRANCE HALL

Ceramic tiled flooring with under floor heating.. Stairs rise to the first floor. Doors off to:-

LOUNGE 17' 8" x 9' 6" (5.38m x 2.9m)

A delightful reception room with window to the front elevation, French doors open to the rear garden. Underfloor heating. Wall mounted electric fire.

KITCHEN/BREAKFAST ROOM 17' 8" x 7' 8" (5.38m x 2.34m)

Fitted with a wide range of wall and base units surmounted by a working surface and inset with a stainless steel sink and drainer. Integrated appliances include Neff fridge freezer, Neff oven, Neff with extractor fan over. Storage cupboard off housing the underfloor heating manifolds. Ceramic tiled flooring with underfloor heating. Window to the front elevation, double French doors open to the rear garden.

UTILITY ROOM 5' 11" x 2' 8" (1.8m x 0.81m)

The current vendor has converted the original cloakroom (with wash hand basin and low suite WC) to a utility room with wash hand basin and plumbing for a washing machine, the room could be converted back to a cloakroom if desired.

FIRST FLOOR LANDING

Having a velux style window. Radiator. Doors off to:-

BEDROOM ONE 12' 9" x 10' 0" (3.89m x 3.05m)

Window to the front elevation. Fitted wardrobe. Radiator.

BEDROOM TWO 17' 8" x 7' 5" (5.38m x 2.26m)

Window to the front elevation. Double fitted wardrobe. Radiator.

BATHROOM 7' 5" x 6' 8" (2.26m x 2.03m)

Fitted with a white suite comprising panelled bath with shower over, low suite WC and wash hand basin. Cupboard housing the boiler serving the heating system with shelving above. Ceramic tiled flooring. Radiator.

GARDEN

The property has gardens to the front and rear with a gravelled driveway to the side offering off road parking. A beech hedge forms a boundary to the front, the garden is mainly laid to lawn. To the rear the garden has been cleverly planted to form all year round colour, a true cottage garden.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

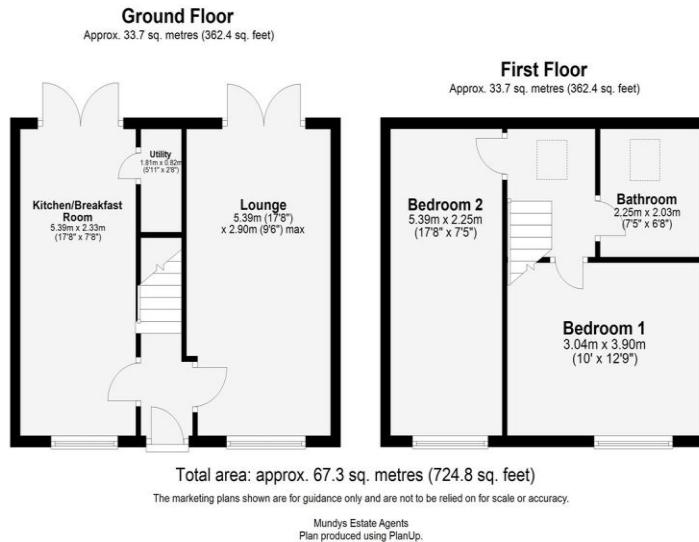
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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