



- Semi-Detached House
- 3 Bedrooms
- Lounge Diner & Kitchen
- First Floor Bathroom

- Ground Floor WC
- Generous Sized Rear Garden
- Communal Parking
- No Onward Chain!

Eastgate, Bassingham, LN5 9JS,  
Offers Over £210,000







Offered for sale with no onward chain is this well proportioned 3 bedroom semi detached house. Located in the semi rural village of Bassingham, the property boasts 2 double bedrooms and 1 single bedroom which all benefit from a first floor bathroom. The ground floor has a generous sized lounge diner, kitchen, entrance hall and downstairs wc. Externally, the property comes with a larger than average rear garden with a brick built outbuilding and vegetable plot and pond. Communal parking can be found to the front of the property on Eastgate. The village of Bassingham is well regarded due to its rural feel and excellent array of amenities. There are two pubs, an off license and a well regarded primary school. To arrange a viewing, contact the Starkey&Brown. Council tax band: A. Freehold.

## External Front

Featuring hedged perimeter and gated access with block paved entry leading to:

## Front Door Entry

Having tiled roof storm porch.

## Entrance Hall

Having stairs rising to the first floor, radiator and access to:

## Downstairs WC

Having uPVC double glazed window to the front aspect, low level WC and radiator.

## Kitchen

12' 7" x 10' 6" (3.83m x 3.20m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, tiled flooring and half tiled surround, uPVC double glazed window to the rear and side aspects and uPVC obscured door to the rear aspect leading onto the rear garden.

## Lounge Diner

17' 5" x 13' 10" (5.30m x 4.21m)

Having French doors to rear aspect leading onto the rear garden, uPVC double glazed window to the front aspect, and open flume ideal for feature burner, wood flooring and 2 radiators, TV point and power points.

## First Floor Landing

## Bedroom 1

13' 10" x 10' 2" (4.21m x 3.10m)

Having built-in wardrobe with sliding doors, radiator and uPVC double glazed window to front aspect.

## Bedroom 2

12' 8" x 10' 1" (3.86m x 3.07m)

Having uPVC double glazed window to the rear aspect, radiator and cupboard housing hot water cylinder.

## Bedroom 3

10' 10" x 6' 11" (3.30m x 2.11m)

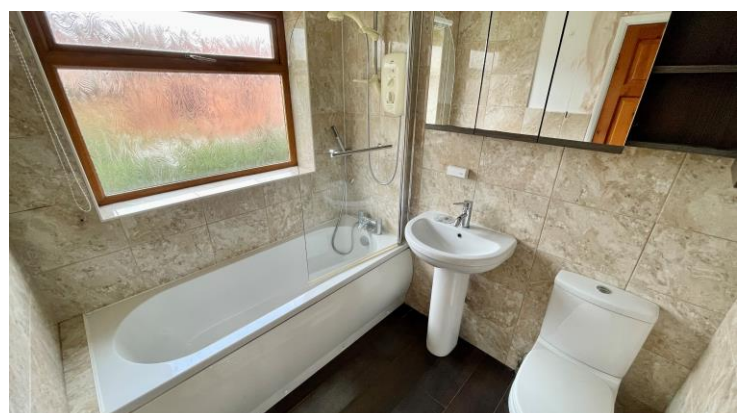
Having uPVC double glazed window to front aspect and radiator.

## Bathroom

Having 3 piece suite comprising panelled bath with showerhead over, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to the front aspect and tiled surround.

## Outside Rear

Having enclosed garden with fenced perimeters, being mostly laid to lawn with vegetable plot area, feature pond, timber built summer house, brick built outbuilding ideal for storage for garden tools, timber built large fuel store, fruit trees and additional block paved seating area.

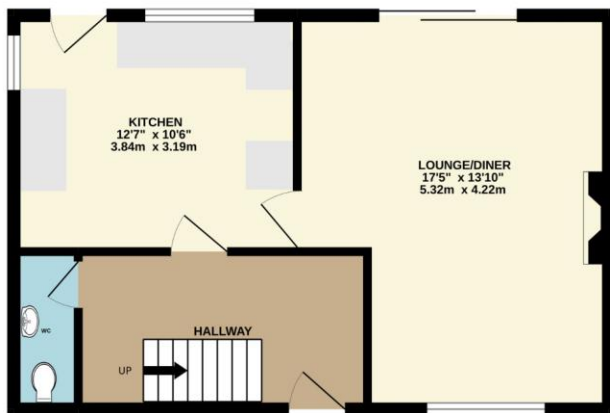






GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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