



- Modern Semi-Detached House
- 2 Bedrooms
- Lounge & Kitchen Diner
- First Floor Bathroom
- Master En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Popular Village Location

Manor Paddocks, Bassingham, LN5 9GW,  
£215,000







Located in the popular village of Bassingham is this modern semi-detached home. Boasting accommodation which measures approximately 862 sq ft over 2 floors the house comes with 2 generous bedrooms, en-suite to master and 3 piece bathroom suite. To the ground floor a 15'2" lounge and 15'2" kitchen diner and ground floor WC. Outside there is a well-presented garden, allocated parking and access to a single garage. The village of Bassingham is well regarded due to it's semi-rural location, whilst having a wealth of local amenities which include 2 pubs, a well regarded primary school, office licence and butchers, a bus service to and from the Cathedral city of Lincoln. The property makes an ideal investment, first time buy or downsize. For further details please contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Hall

Having understairs storage cupboard, tiled flooring, radiator, intruder alarm and front door entry to front aspect. Access to:

## Downstairs WC

6' 4" x 3' 9" (1.93m x 1.14m)

Having uPVC double glazed obscured window to rear aspect, radiator, corner hand wash basin unit, low level WC and tiled flooring.

## Lounge

15' 2" x 9' 5" (4.62m x 2.87m)

Having 2 radiators, uPVC sliding doors to rear aspect leading onto rear garden, uPVC double glazed window to front aspect.

## Kitchen Diner

11' 5" x 15' 2" (3.48m x 4.62m)

Having a range of base and eye level units with kitchen appliances such as Smeg oven, 4 ring hob with extractor hood over, Smeg dishwasher, fridge freezer, space and plumbing for washing machine, tiled flooring, uPVC double glazed window to front aspect, radiator and uPVC door to rear aspect leading onto rear garden.

## First Floor Landing

Having uPVC double glazed window to rear aspect, storage cupboard housing hot water cylinder, radiator, loft access additional 200mm of loft insulation and Aztec electric boiler (no annual servicing required no fuel, flame or fumes).

## Master Bedroom

9' 5" x 9' 4" (2.87m x 2.84m)

Having uPVC double glazed window to front aspect, 2 built-in wardrobes and radiator. Access to:

## En-Suite

9' 5" x 3' 5" (2.87m x 1.04m)

Having uPVC double glazed obscured window to rear aspect, low level WC, heated towel rail, shower cubicle and pedestal hand wash basin unit.

## Bedroom 2

11' 5" x 7' 11" (3.48m x 2.41m)

Having radiator and uPVC double glazed window to front aspect.

## Bathroom

8' 0" x 6' 8" (2.44m x 2.03m)

Having uPVC double glazed obscured window to rear aspect, pedestal hand wash basin unit, low level WC, panelled bath, shaver point and extractor unit.

## Outside Rear

Having enclosed garden mostly laid to lawn with patio area and enclosed with fenced perimeters.

## Outside Front

Having pathway leading to front door entry, allocated parking and access to single garage.

## Single Garage

16' 11" x 9' 2" (5.15m x 2.79m)

Having uPVC window to side aspect, personel door and manual up and over door.



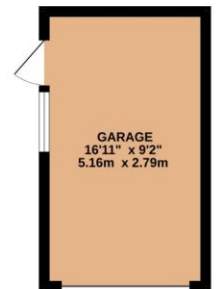
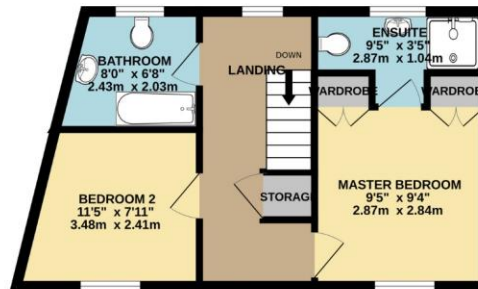
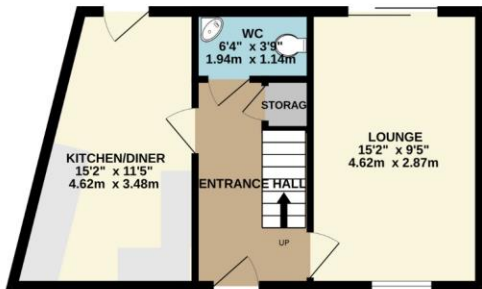




GROUND FLOOR  
363 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.6 sq.m.) approx.

2ND FLOOR  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



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