

- Detached House
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms

- Generous Rear Garden
- Double Garage & Parking
- Idyllic Village Cul-De-Sac
- Peter Sowerby Build c.1991

Badgers Oak, Bassingham, LN5 9JP,
£465,000





Situated in the popular village of Bassingham in an idyllic cul-de-sac and rural location. Excellent amenities to include 2 public houses, this includes the well regarded The Five Bells known for it's cosy atmosphere and superb food menu, two convenience stores including Spar shop, butchers, off licence and Post Office facilities. Bassingham also has green space, a play park and reputable village hall facilities to embrace, a primary school with bus links to and from the Cathedral city of Lincoln. Being built in circa 1991 by the builder Peter Sowerby is this 4 bedroom detached family home. Having one owner since new and being well maintained throughout the property offers spacious living accommodation over 2 floors. The ground floor of a welcoming entrance hall entered through a storm porch which comes with a wooden front door entry featuring a stained glass custom window pane, 17ft dining room, separate study room leading onto a 19'10" x 14'0" lounge with feature log burner and a recently upgraded kitchen fitted 2 years ago by Wren kitchen which also leads into a utility room. Further benefits to the ground floor includes downstairs WC. Rising to the first floor there are 4 bedrooms, 3 doubles and a fourth bedroom measuring 9'3" x 8'5". The master bedroom benefits from the use of a private en-suite shower room and a further 4 piece family bathroom suite. To the rear of the property there is a generous garden which is mostly laid to lawn with patio seating area, making it family friendly, pet friendly and ideal space for entertaining and relaxing with friends and family. The property also boasts a double garage measuring 18'1" x 17'11" with 2 manual up and over doors and parking for 2 further vehicles to the front. Council tax band: E. Freehold.



Entrance Hall

Having stairs rising to first floor, radiator, wood laminate flooring, wood framed double glazed window to front aspect and a wooden front door to front aspect with custom stained glass window pane. Access to ground floor accommodation and downstairs WC.

Downstairs WC

Having radiator, wood laminate flooring, tiled surround, hand wash basin unit double glazed wood framed window to front aspect and intruder alarm control panel.

Dining Room

17' 2" x 9' 7" (5.23m x 2.92m)
Having wood laminate flooring, radiator and a double glazed wood framed window to front aspect.

Study

9' 0" x 8' 4" min (2.74m x 2.54m)
Having double glazed wood framed window to front aspect and a radiator. Double door entry leading into:

Lounge

14' 9" x 19' 10" (4.49m x 6.04m)
Having a feature wood burner fitted 8 years ago, 2 radiators, wood laminate flooring and wood framed French doors leading onto the rear garden.

Kitchen

12' 7" x 9' 8" (3.83m x 2.94m)
Having a range of base and eye level units with under unit lighting and handleless finish and base level units with counter worktop, this provides space and plumbing for a range of appliances with some integral appliances to be included such as double oven, fridge freezer and Bosch dishwasher. The kitchen also includes a tiled surround units with hexagonal quarry tiled flooring leading from kitchen to utility space, a double glazed wood framed window to rear aspect and a radiator. Access to:

Utility Room

9' 3" x 4' 9" (2.82m x 1.45m)
Having units with space and plumbing for laundry appliances, electric central heating boiler, external door to side aspect, radiator and hexagonal quarry tiled flooring continued from the kitchen.

First Floor Landing

6' 2" x 14' 8" (1.88m x 4.47m)
Having wood framed double glazed window to front aspect, radiator and loft access. Access to further bedrooms and family bathroom.

Master Bedroom

14' 5" x 13' 5" (4.39m x 4.09m)
Having double glazed wood framed window to rear aspect, wood laminate flooring, radiator, coved ceiling and access to:

En-Suite

10' 5" x 3' 1" (3.17m x 0.94m)
Having shower cubicle, low level WC, vanity unit, tiled flooring, double glazed obscured wood framed window to side aspect, chrome heated towel rail, tiled surround and extractor unit.

Bedroom 2

13' 4" x 11' 7" (4.06m x 3.53m)
Having double glazed wood framed window to front aspect, wood laminate flooring and radiator.

Bedroom 3

14' 9" x 9' 4" (4.49m x 2.84m)
Having double glazed wood framed window to rear aspect, wood laminate flooring, radiator and space for wardrobe furniture.

Bedroom 4

9' 3" x 8' 5" (2.82m x 2.56m)
Having double glazed wood framed window to front aspect, radiator and wood laminate flooring.

Bathroom

5' 9" min x 9' 3" (1.75m x 2.82m)
Having a 4 piece suite comprising of shower cubicle, bath tub, low level WC, pedestal wash hand basin, radiator, extractor unit and a airing cupboard with hot water cylinder.

Outside Rear

Having enclosed garden with fenced perimeters being mostly laid to lawn, a patio seating area, gated access to parking and double garage.

Garage

18' 1" x 17' 11" (5.51m x 5.46m)
Having 2 up and over manual doors, power and lighting, window facing into the garden and personal door into garden. Front of the garage there is parking provisions for 2 vehicles.

Outside Front

Having council maintained green area with storm porch entry leading into entrance hall. No service charges apply for the communal spaces on Badgers Oak.

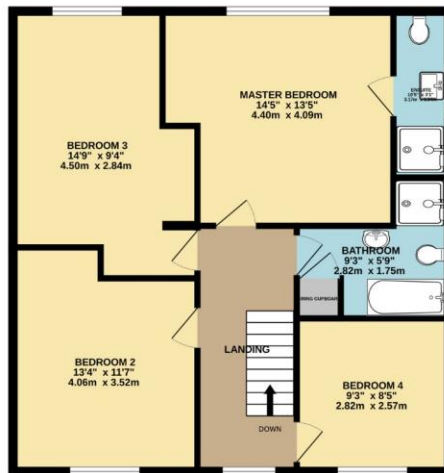
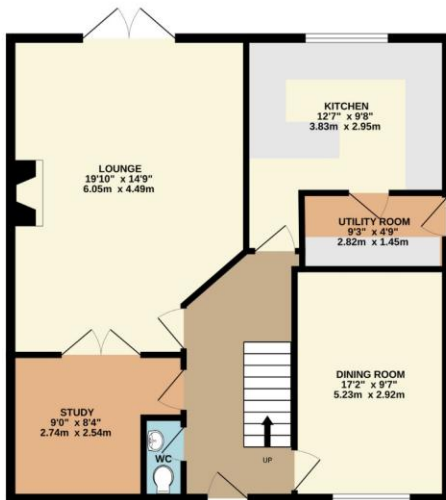




GROUND FLOOR

1ST FLOOR

GARAGE



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