



Mill Fields, Bassingham, Lincoln, LN5 9NP

welcome to

Mill Fields, Bassingham, Lincoln

This generous and well presented five bedroom home is situated within the sought after village of Bassingham, enjoying local access to a range of amenities, five double bedrooms, one en suite, double garage, field views and ample driveway parking.



Entrance Hall

With double glazed window to the front, laminate flooring and radiator.

Cloakroom Wc

With wc, wash hand basin and laminate flooring.

Lounge

22' 2" x 13' 8" (6.76m x 4.17m)

With double glazed patio doors opening to the rear, double glazed window to the front, log burner with brick surround, carpet flooring and radiator.

Dining Room

12' 5" x 16' (3.78m x 4.88m)

With double glazed windows to the front and rear, laminate flooring and radiator.

Kitchen / Breakfast Room

15' 8" x 23' 3" (4.78m x 7.09m)

With double glazed windows to the rear and side, sliding door to the rear, a fitted kitchen in a range of wall and base units with work surfaces, recessed range cooker with brick surround, stainless steel sink and drainer, laminate flooring and radiator.

Utility Room

5' 5" x 8' (1.65m x 2.44m)

With double glazed door to the side, tiled floor, stainless steel sink with tap, worktop, cupboards, space and plumbing for washing machine and dryer.

Landing

With double glazed window to the front, carpet and radiator.

Bedroom One

29' 10" x 18' 6" (9.09m x 5.64m)

With two obscure windows to the front, two double glazed skylight windows to the rear, loft access, walk in wardrobe, carpet and radiator.

En Suite To Bedroom One

With wc, shower, bath, wash hand basin, part tiled, laminate flooring, obscure window to the side and towel radiator.

Bedroom Two

11' 8" x 11' (3.56m x 3.35m)

With double glazed window to the rear, carpet and radiator.

Bedroom Three

11' 8" x 11' 9" (3.56m x 3.58m)

With double glazed window to the rear, loft access, carpet and radiator.

Bedroom Four

11' 8" x 11' 9" (3.56m x 3.58m)

With double glazed window to the rear, carpet, built in storage and radiator.

Bedroom Five

10' 4" x 9' 5" (3.15m x 2.87m)

With double glazed window to the front, carpet and radiator.

Bathroom

With wc, bath, wash hand basin, extractor, obscure double glazed window to the rear, shower, laminate flooring and radiator.

Outside

Property benefits from a generous gravel driveway to the front providing off road parking for numerous vehicles, gated access to the left leading to the rear garden, access to the double garage and patio area ideal for seating. To the rear, via side access gate, this property enjoys a spacious, fully enclosed and well manicured garden with a patio area ideal for seating, an area of lawn and a range of trees and shrubs along with field views.

Double Garage

With electrics.



view this property online williamhbrown.co.uk/Property/LCR122090



welcome to

Mill Fields, Bassingham LINCOLN

- FIVE BED DETACHED HOUSE
- DOUBLE GARAGE
- FRONT & REAR GARDEN
- FIELD VIEWS TO REAR
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£540,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122090



Property Ref:
LCR122090 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk