



**Hatherton House, Hall Wath, Bassingham, Lincoln, LN5 9EZ**

**welcome to**

## **Hatherton House, Hall Wath, Bassingham, Lincoln**

**\*\*\*NO ONWARD CHAIN\*\*\***

This superb five bedroom modern home is ideally positioned to enjoy village life-quiet, safe, and community-focused-yet within easy reach of nearby towns and transport links. A rare opportunity to own a modern family home in a truly idyllic setting.



### Entrance Hall

A beautiful large entrance hall with double doors into the kitchen/living space, double doors into the lounge and stairs rising to first floor.

### Lounge

20' x 13' 3" ( 6.10m x 4.04m )

Double glazed sliding doors to side, double glazed window to front and fire place.

### Kitchen/Living Space

23' 8" x 15' 9" ( 7.21m x 4.80m )

An expansive kitchen living space with light flowing in from all aspects, the room is split into the kitchen area and living area. The kitchen area comprises a range of floor and wall based cupboards with quartz counter tops, ceramic hob with extractor fan, electric oven x2, breakfast bar area and tiled flooring. A range of double glazed doors opening out to the rear garden and front exterior, there is also a fire place with inset multi-fuel burner.

### Study/Snug

9' 7" x 9' 6" ( 2.92m x 2.90m )

Double glazed window to side and TV point.

### Utility Room

10' 2" x 5' 8" ( 3.10m x 1.73m )

Double glazed window to rear, range of floor based cupboards, sink with drainer, tiled flooring, plumbing for washing machine, tumble dryer and door to rear garden.

### Claokroom

WC, wash hand basin.

### Landing

Stairs rising from entrance hall and access provided to all rooms.

### Bedroom One

18' 4" max x 15' 3" ( 5.59m max x 4.65m )

Double glazed window to front, sky light window, radiator to wall and door into en-suite.

### En-Suite

Sky light window, tiled flooring, bathroom suite comprising, wc, wash hand basin, shower cubicle, heated towel rail and extractor fan.

### Bedroom Two

15' 9" max x 13' 9" max ( 4.80m max x 4.19m max )

Double glazed window to front and rear, radiator to wall and door into en-suite.

### En-Suite

Bathroom suite comprising wc, wash hand basin with vanity unit, shower cubicle, heated towel rail and extractor fan.

### Bedroom Three

9' 10" x 13' 1" max ( 3.00m x 3.99m max )

Double glazed window to front, radiator to wall and door into en-suite.

### En-Suite

Bathroom suite comprising wc, wash hand basin, tiled flooring, shower cubicle, heated towel rail and extractor fan.

### Bedroom Four

16' 4" x 9' 7" ( 4.98m x 2.92m )

Double glazed window to side and rear as well as radiator to wall.

### Bedroom Five

10' 1" x 9' 10" ( 3.07m x 3.00m )

Double glazed window to side and radiator to wall.

### Bathroom

Double glazed window to side, bathroom suite comprising wc, wash hand basin, tiled flooring, bath, shower cubicle, heated towel rail and extractor fan.

### Front Exterior

Hatherton House benefits from a private driveway which is gated, the actual property is approached by a long gravel driveway which then meets a block paved parking area to the very front of the property. There is also access provided to the double garage.

### Double Garage

18' 8" x 18' 8" ( 5.69m x 5.69m )

Garage with double glazed window to side, two electric garage doors, power and lighting within as well as a personnel door to the rear.

### Rear Garden

A beautiful rear garden with raised grass area giving wonderful views of the property as well as patio area for outdoor dining in the summer months.



**view this property online** [williamhbrown.co.uk/Property/LCR121380](http://williamhbrown.co.uk/Property/LCR121380)



**welcome to**

## **Hatherton House, Hall Wath, Bassingham**

- NO ONWARD CHAIN
- BEAUTIFUL FIVE BEDROOM DETACHED MODERN FAMILY HOME NESTLED IN THE HIGHLY DESIRABLE VILLAGE OF BASSINGHAM
- FIVE DOUBLE BEDROOMS, THREE OF WHICH BENEFIT FROM EN-SUITE BATHROOMS
- HIGH SPECIFICATION THROUGHOUT
- GATED ACCESS, AMPLE OFF ROAD PARKING & DOUBLE GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: Deleted

### **directions to this property:**

The sought-after village of Bassingham is in an accessible rural position, approx. 10.8 miles south of Lincoln city centre and moments from the neighbouring villages of Witham St. Hughs (approx. 3.3 miles), Carlton-le-Moorland (approx. 1.5 miles) and Waddington (approx. 7.3 miles). The village has two pubs, including the award-winning Five Bells of Bassingham, renowned for its high-quality food and welcoming atmosphere. There is also a local shop, a butcher, and a primary school, while nearby Witham St. Hughs offers additional amenities, including a primary school.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR121380](https://www.williamhbrown.co.uk/Property/LCR121380)



Property Ref:  
LCR121380 - 0005

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](mailto:Lincoln@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**