



Holmes Field, Bassingham

Asking Price £140,000

MARTIN&CO

Holmes Field, Bassingham

Bungalow - End Terrace
2 Bedrooms, 2 Bathrooms

Asking Price £140,000

- End Terraced Bungalow
- Extended
- Ensuite Bedroom
- Spacious Lounge
- Open Plan Kitchen Diner
- No Onward Chain
- EPC Rating - TBC
- Council Tax - A / Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Extended two bedroom end terraced bungalow situated within the desirable village of Bassingham. Internally comprising of a spacious lounge, open plan kitchen diner, bedroom with ensuite plus a further bedroom and shower room to the first floor. Externally there is driveway parking for multiple vehicles, front garden plus an enclosed rear courtyard. Property would benefit from renovation. No onward chain.

Bassingham is situated between the market town of Newark on Trent and the cathedral city of Lincoln. The village of Bassingham village offers amenities to include doctors surgery, shops, primary school and public houses.

EPC Rating - TBC
Council Tax Band - A
Tenure - Freehold

Draft Particulars
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Lounge
14'4" x 11'7"
PVC door and window to the front aspect, carpet



flooring, light fitting, two storage heaters and an understairs cupboard housing the mains consumer unit.

Kitchen

10'1" x 8'4"

Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding Belling cooker and extractor over, further undercounter appliance spaces to include plumbing for a washing machine. Vinyl flooring, light fitting, PVC door and window to the rear.

Dining Room

10'1" x 8'4"

Carpet flooring, two storage heaters, pendant fitting and a hatch access.

Bedroom

9'7" x 7'0"

PVC window to the rear, carpet flooring, pendant fitting and a storage heater.

Ensuite

5'3" x 4'6"

Fully tiled room comprising of a low level WC, vanity sink and a corner cubicle with electric shower. PVC window to the side, fan heater, light and extractor.

Stairs / Landing

PVC window to the front at the bottom of the stairs, carpet flooring, pendant fitting and an airing cupboard housing the hot water cylinder.

Bedroom

13'0" x 10'5"

Velux windows to the rear, carpet flooring, pendant fitting, loft hatch access and fitted bedroom furniture.

Shower Room

6'5" x 5'6"

Low level WC, pedestal wash basin and a mains fed shower cubicle. Low level wall tiling, carpet flooring, Velux window to the rear, spot light and a fan heater.

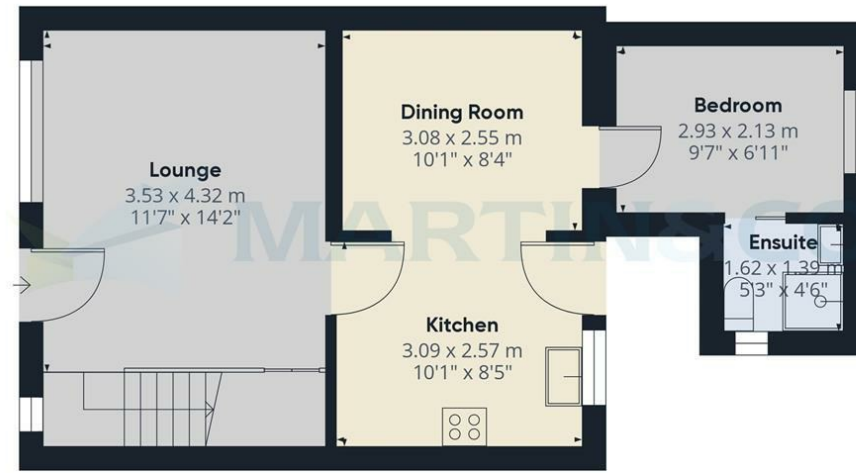
Outside

To the front is a block paved driveway suitable for multiple vehicles to park off road, garden laid to lawn with planted borders and lighting. The rear courtyard is fully enclosed, side gate, water supply and lighting. Shed is included within the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1

Approximate total area⁽¹⁾

62.24 m²
669.96 ft²

Reduced headroom

1.34 m²
14.42 ft²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.