



**Holmes Field, Bassingham, Lincoln**

**Asking Price £185,000**

  
**MARTIN&CO**

Holmes Field, Bassingham,  
Lincoln

Bungalow - Mid Terrace  
2 Bedrooms, 1 Bathroom

Asking Price £185,000

- No Onward Chain
- Recently Refurbished
- Village Location
- Enclosed Rear Garden
- Off Road Parking
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A



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

Two bedroom mid terraced bungalow situated within the desirable village of Bassingham. Internally comprising of a spacious living room, newly fitted kitchen and bedroom to the ground floor plus a further bedroom and bathroom to the first floor. Externally benefitting from off road parking for multiple vehicles plus an enclosed rear garden. Sold with 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 - D  
Council Tax Band - A  
Tenure - Freehold

Living Room  
17'2" x 11'7" (max measurements).  
PVC front windows and door, carpet flooring, oil filled electric heater, wall mounted mains consumer unit and a pendant fitting. Stairs rising to the first floor with a storage cupboard below.

Kitchen  
10'1" x 8'5"  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless



steel sink and drainer. Space for an electric cooker having the fitted extractor already in place, space for an under counter fridge plus further space and plumbing for a washing machine. Vinyl flooring, light fitting, oil filled electric heater, PVC window and door leading to the rear garden.

#### Bedroom

10'2" x 8'3"

PVC rear window, carpet flooring, pendant fitting, ceramic electric radiator and an access hatch to the loft space.

#### Stairs / Landing

Carpet flooring, pendant fitting and an airing cupboard housing the hot water cylinder.

#### Bathroom

6'4" x 5'5"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with an electric Triton shower over. Velux window to the rear, vinyl flooring, light fitting and a wall mounted fan heater.

#### Bedroom

13'0" x 10'5"

Velux windows to the rear, carpet flooring, pendant fitting, access hatch to the loft space and an oil filled electric heater.

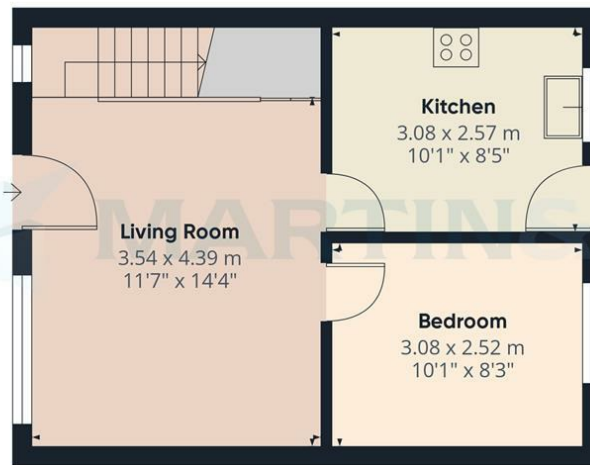
#### Outside

To the front is a small garden laid to lawn with a pathway leading to the front door. Adjacent to the left of the row is gravelled off road parking suitable for multiple vehicles to park off road. The enclosed and low maintenance rear garden is accessible through the property, offering a spacious patio seating area, gravel and a section for planting. Further benefitting from a water supply.

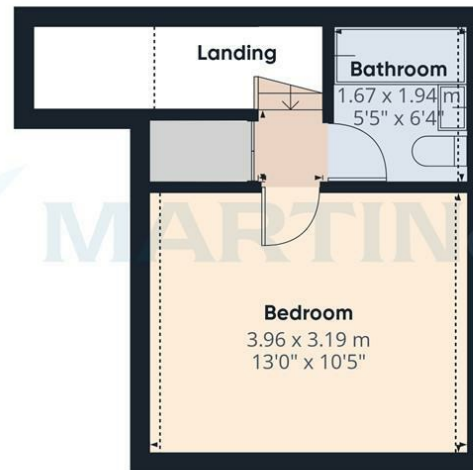
#### Fixtures & Fittings.

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<sup>(1)</sup>**

52.5 m<sup>2</sup>  
565 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.