



Newark Road, Bassingham



£750,000

- Riverside Family Home
- Picturesque Setting
- Spacious Accommodation
- 4/5 Bedrooms
- Three Bathrooms
- Home Gym
- Freehold
- EPC rating D



Newton Fallowell are pleased to offer for sale, this spacious and modern family home nestled in a quiet and secluded riverside position in the ever popular village of Bassingham. The village is conveniently located for access to both Newark and Lincoln and also offers very good communication links via the A46/A1 and Mainline access to London via Newark Station. The accommodation is arranged over two floors and comprises: Large Entrance Hall, Lounge, Dining Room, Conservatory, Utility Room Two Cloakrooms, Guest Room with En-Suite, Bedroom 5/Office, Gym, and to the first floor is a Galleried landing, Three Double Bedrooms, En-Suite Bathroom and a Jack and Jill Shower Room. Outside, there is ample parking to the front behind tall wooden gates along with a garage. The rear garden is laid to lawn with seating areas and offers river frontage to the River Witham with field views beyond.

Entrance Hall

17'10" x 12'3"

Door to front elevation, wooden flooring, Vaulted ceiling and stairs to first floor.

Cloakroom One

0.00m x 0.00m (0'0" x 0'0")

With radiator, floor and wall tiling, wash basin and W.C.





Lounge

25'1" x 14'10"

Spacious lounge with Log Burner, radiators, Patio doors to rear and French doors into the conservatory. There are also double doors opening to:

Dining Room/Games Room

15' x 11'6"

Window to side, radiator and door to the Gym.

Kitchen/Diner

17'10" x 16'6"

Large kitchen with window to rear, radiator, comprehensive range of base and eye level units with inset sink unit, range cooker and integrated appliances.

Rear Lobby

Door to rear and further door to:

Utility Room

Window to side, fitted units, plumbing and appliance space.

Cloakroom Two

Window to rear, wash basin and W.C.

Guest Bedroom

15'8" x 12'

Two windows to front, radiator and door to:

En-Suite Shower Room

Window to side, shower enclosure, radiator, wash basin and W.C

Bedroom 5/Office

Window to front and a radiator.

Gym

17'7" x 17'1"

Window and door to front and staircase leading to loft storage area.

First Floor Landing

Galleried Landing with built-in Linen cupboard and Velux Window.

Bedroom One

17' x 16'3"

Having French doors opening onto a balcony with field and river views, range of fitted wardrobes and two Velux windows.

Jack and Jill En-Suite

With radiator, wash basin, W.C corner shower enclosure. Velux window to front.

Bedroom Two

14'7" x 13'6"

Window to rear, radiator and fitted wardrobes.

Bedroom Three

16'3" x 9'6"

Velux windows to front and rear, radiator and door to:

En-Suite Bathroom

With Velux window, radiator, wash basin, W.C and panelled bath with shower over.

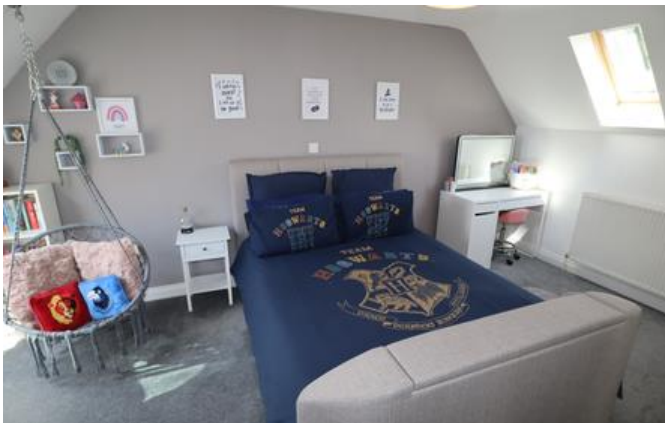
Outside

The property is approached by a shared driveway from Newark Road and has tall double entrance gates onto a spacious Driveway with parking for several cars and gives access to the Garage. To the rear is a large open garden with river frontage and field views. The garden is mainly laid to lawn with seating areas and Decking. The garden is screened to three sides and has timber steps leading down to the river where is direct access to the river via a small pontoon.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







GROUND FLOOR



1ST FLOOR



NEWARK ROAD, BASSINGHAM, LN5 9HA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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