



The Old School Masters
House Newark Road,
Bassingham



£345,000

- Semi Detached Period Property
- Three Double Bedrooms
- Three Reception Rooms
- Stoves & Fireplaces
- Walled Garden
- Driveway & Detached Garage
- Popular Village
- EPC rating TBC



Delightful Character Cottage situated in the heart of the desirable village of Bassingham, to the Southwest of Lincoln City. The semi-detached accommodation comprises Storm Porch, Entrance Hall, Lounge, Sitting Room, Kitchen with Integrated Appliances, Dining Room, Utility & Cloak Room, Landing, Three Double Bedrooms and Bathroom. Outside there is a driveway leading to the detached garage and a walled rear garden. The property is oil fired centrally heated.

Storm Porch

Pitched roof, brick base and timber framed.

Entrance Hall

Door to side aspect, radiator and stairs to first floor.

Lounge

12'0" x 12'1" (3.7m x 3.7m)

Window to front aspect, radiator, dado rail and fireplace with stove.

Sitting Room

10'4" x 12'6" (3.1m x 3.8m)

Window to side aspect, radiator, laminate flooring and fireplace with stove.

Kitchen

16'6" x 9'0" (2.8m x 2.5m) max

Door and window to rear aspect. Fitted with a range of wall and base units with Granite work surface over and Belfast sink. Integrated appliances include fridge and dishwasher. Tiled flooring, tiled walls and radiator.



Utility

6'9" x 8'0" (2.1m x 2.4m)

Work surface, base units and space and plumbing for washing machine and tumble dryer.

Downstairs WC

Window to front aspect. Fitted with a low level wc and wash hand basin. Floor mounted oil central heating boiler.

First Floor Landing

Radiator and built in storage cupboard.

Bedroom One

9'5" x 12'6" (2.9m x 3.8m)

Window to front aspect. Radiator and cast-iron feature fireplace.

Dressing Room

5'11" x 9'0" (1.8m x 2.7m)

Window to front aspect. Built in storage cupboard, built in double wardrobe and radiator.

Bedroom Two

9'3" x 16'0" (2.8m x 4.9m)

Windows to both front and rear aspects, radiator and loft access.

Bedroom Three

8'4" x 13'0" (2.5m x 4m)

Two windows to rear aspect, radiator and decorate fire surround.

Bathroom

9'5" x 9'10" (2.9m x 3m)

Window to side aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle. Heated towel rail, extractor, part tiled walls and tiled flooring.



Outside

To the front of the property is a low maintenance area and oil tank. A driveway through double gates leads to the detached garage.

Gated side access leads to the enclosed garden with gravelled seating area, timber pergolas and lawn.

Garage

Pitched roof and double doors. Window and personal door to side aspect. Part of the garage is now used as an office.

Agents Note

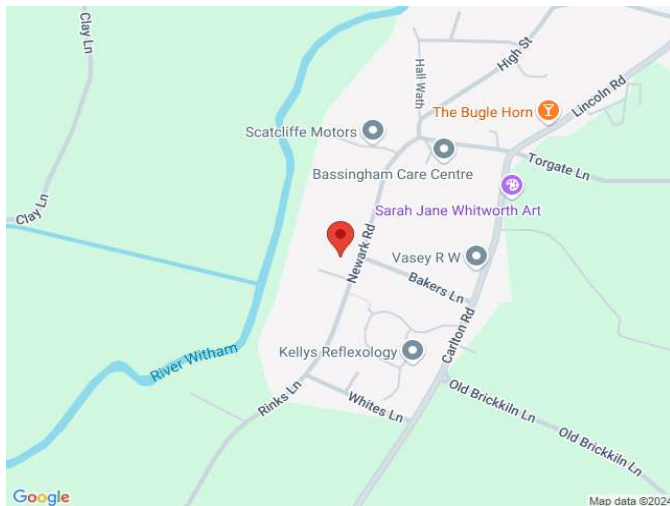
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Floorplan



3 THE OLD SCHOOL MASTER HOUSE NEWARK ROAD, BASSINGHAM, LN5 9HA
TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of levels, elevations, contents and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for general purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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