



Chapel Jetty, Lincoln

 5  3  2

Freehold

£548,500

5 3 2

Key Features

- Spacious Detached House
- Five Bedrooms
- 20ft Lounge
- Newly Fitted Kitchen
- Double Garage
- Popular Village Location
- No Onward Chain
- EPC rating D





**** No Onward Chain ** This Well Presented, Non-Estate Executive Detached House** is located in the heart of this sought after village. In a secluded position at the bottom of a private lane, the accommodation on the ground floor comprises of Entrance Hall, WC, Dining Kitchen with Integrated Appliances, Utility Room with personal door into the Double Garage, and 20ft Lounge with multi fuel burner. To the first floor there are Five Double Bedrooms with Ensuite facilities to the master Bedroom, and a Modern Family Bathroom.

The outside compliments the property with a block paved driveway providing ample parking, multiple patio areas, an Integral Double Garage and enclosed mature landscaped garden laid to lawn, all immaculately presented.

Bassingham is a thriving village situated between the city of Lincoln and Newark offering schools, doctors surgery, village pub and village shops. Newark is approximately a 20 minute drive and offers a direct rail link to London and access to the A1 road network.

Entrance Hall

2.64m x 3.63m (8'8" x 11'11")

Window and external door to front aspect , stairs rising to the first floor and radiator.

WC

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Lounge

6.38m x 3.94m (20'11" x 12'11")

A spacious reception space having dual aspect double glazed windows to the front and side, double glazed patio doors to the rear aspect leading out to the garden, radiator and a feature fireplace with decorative limestone surround, tiled hearth and inset multi-fuel burner.

Kitchen Diner

3.64m x 4.79m (11'11" x 15'8")

Window and bi-folding doors to rear aspect and window to side aspect Fitted with a range of modern wall and base units with granite worktop over, sink with drainer, integrated dishwasher, range cooker with extractor over, breakfast bar and radiators.

Utility

2.97m x 2.49m (9'8" x 8'2")

Window and external door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and tumble dryer and space for USA fridge freezer.

Landing

Window to front aspect and access to loft.

Bedroom One

7.19m x 5.33m (23'7" x 17'6")

Windows to front and side aspect, dressing area and radiators.



En-Suite

Velux window and fitted with corner shower unit, low level WC, wash hand basin, extractor and wall mounted towel rail.

Bedroom Two

3.78m x 3.63m (12'5" x 11'11")

Window to rear aspect and radiator.

Bedroom Three

3.94m x 3.58m (12'11" x 11'8")

Window to rear aspect and radiator.

Bedroom Four

3.94m x 2.69m (12'11" x 8'10")

Window to front aspect and radiator.

Bedroom Five

3.63m x 2.57m (11'11" x 8'5")

Window to rear aspect and radiator.



Bathroom

Window to side aspect and fitted with a four piece suites comprising of low level WC, wash hand basin, fitted bath and corner shower cubicle extractor fan and wall mounted towel radiator.



Garage

5.51m x 5.33m (18'1" x 17'6")

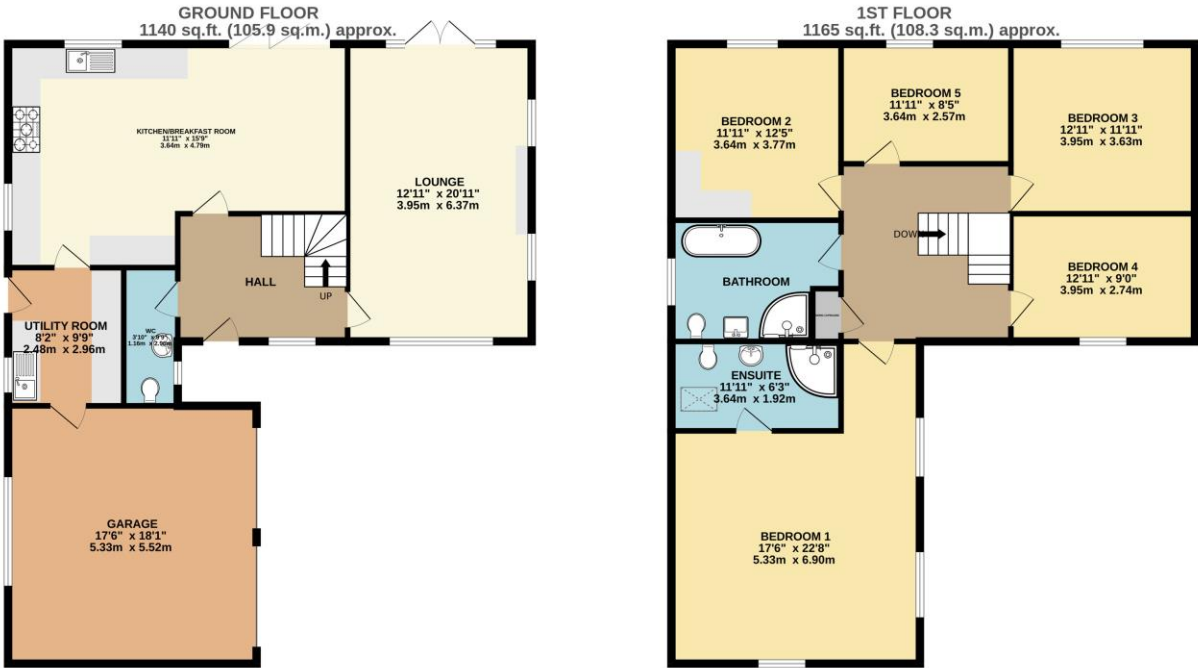
With two up and over doors, power, lighting, single glazed window to the side aspect and a door into the Utility.

Agent Note

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Floorplan

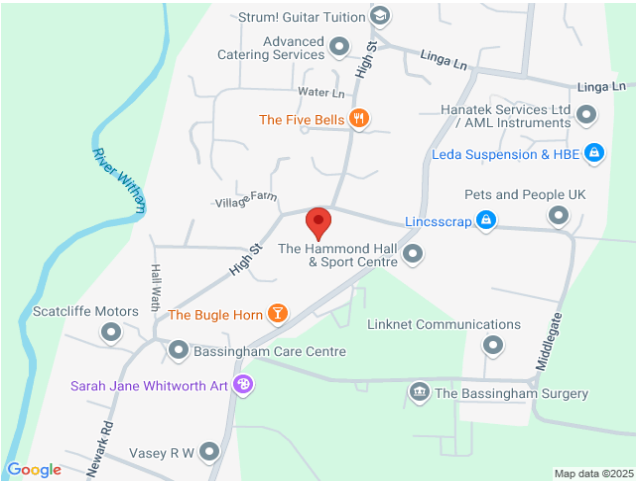


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TOTAL FLOOR AREA : 2305 sq.ft. (214.2 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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