



Grange Farm Cottage, Bassingham,
Lincoln



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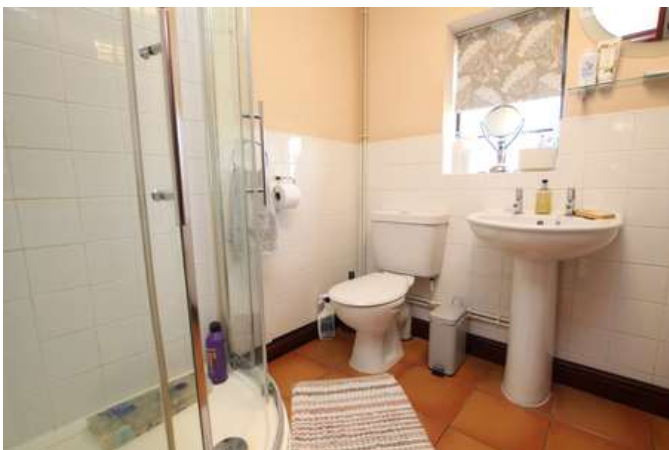
£500,000



Key Features

- Detached House
- Four Bedrooms
- Half an Acre Plot
- Triple Garage
- Two Reception Rooms
- Bathroom, Shower Room and WC
- EPC rating TBC
- Freehold





Spacious SEMI-RURAL Four Bedroom Detached House with approximately half an acre plot. Located on the outskirts of the popular and well serviced village of Bassingham. With access to doctors surgery, post office, convenience store, two public houses, primary school and on a bus route giving access to Newark, Hykeham and Lincoln. This well presented house offers space inside and out, flexible living and field views to all aspects allowing you to fully immerse yourself in to the countryside. The accommodation on offer consists of Entrance Hall, Sitting Room, Lounge Diner, Kitchen Diner, Utility, WC, and Shower Room to the ground floor. To the first floor, Four Bedrooms and Family Bathroom. The loft has been converted into a storage room with staircase leading from the first floor. Outside the property is accessed via a gated driveway with parking for up to six cars, leading to a triple garage. The garden wraps around the property and currently houses Chickens. The property further benefits from Oil Fired Central Heating and uPVC Double Glazing throughout.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

Sitting Room 3.52m x 3.52m (11'6" x 11'6")

Window to front aspect, feature fireplace and heated towel rail.

Lounge Diner 3.85m x 8.12m (12'7" x 26'7")

Windows to front and side aspects. Brick feature fireplace with log burner, radiator and patio doors to rear aspect.

Kitchen Diner 4.58m x 5.66m (15'0" x 18'7")

Windows to side aspects. Fitted with a range of wall and base units with worktops over, sink with drainer, Rayburn Cooker, integrated dishwasher, washing machine and fridge freezer, breakfast bar and radiator.

Shower Room 2.34m x 1.75m (7'8" x 5'8")

Window to side aspect and fitted with corner shower cubicle, low level WC, wash hand basin, extractor and radiator.

Rear Porch 3.14m x 2.09m (10'4" x 6'11")

External door to side aspect.

WC

Window to rear aspect and fitted with low level WC and wash hand basin.

Landing

Window to side aspect, radiator and stairs leading to loft room

Bedroom One 4.73m x 3.82m (15'6" x 12'6")

Window to front aspect.

Bedroom Two 3.85m x 3.82m (12'7" x 12'6")

Window to front aspect.

Bedroom Three 2.84m x 4.13m (9'4" x 13'6")

Windows to side and rear aspect
Airing cupboard and radiator.

Bedroom Four 2.83m x 2.29m (9'4" x 7'6")

Window to rear aspect and radiator.

Bathroom 2.91m x 2.29m (9'6" x 7'6")

Window to rear aspect and fitted with feature bath, low level WC, wash hand basin, extractor and two heated towel rails.

Loft Room 8.01m x 3.11m (26'4" x 10'2")

Power and Lighting

Triple Garage 8.92m x 4.36m (29'4" x 14'4")

Fitted with electric roller doors, power and lighting and windows to rear aspect.



Outside

Gated driveway to front aspect leading to triple garage and parking for up to six cars. Wrap around lawned gardens and patio area.

Agent Notes

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GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR
725 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR
288 sq.ft. (24.8 sq.m.) approx.



GRANGE COTTAGE, BASSINGHAM

TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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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