



Lincoln Road, Bassingham



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**£650,000**

- Executive Family Home
- Five Bedrooms
- Two En-Suites, Family Bathroom & Downstairs WC
- Sauna and Steam Room
- Three Reception Rooms
- Garden Room
- Landscaped Garden
- Freehold
- EPC rating D



A Fantastic opportunity to buy this stunning FIVE BEDROOM Detached Family Home offering over 2800 sq ft of living space. The property has been beautifully decorated throughout and owned from new by the current owners. The property being perfectly located within walking distance of the local Post Office, Spar, Butchers, Doctors Surgery and Bassingham Primary School. The property was built by the renowned local builder Peter Sowerby and maintains many original features.

The accommodation on offer comprises Entrance Hall, Lounge, Snug, Dining Room, Newly Fitted Breakfast Kitchen, Garden Room, Utility, WC and Pantry to the ground floor. To the first floor there are Five Bedrooms, With En-suite Bathroom, Steam Room and Sauna to the main, a further ensuite to Bedroom Three and family Bathroom. Externally the property offers a spacious block paved driveway with parking for up to four vehicles, leading to the integral Double Garage. To the rear of the property there is an enclosed landscaped garden with two decorative patios, greenhouse and fire pit.

The property further benefits from Air Source Heat Pump, and uPVC Double Glazing throughout.





### Entrance Hall 13'6" x 11'8" (4.1m x 3.6m)

External door to front aspect, oak staircase leading to the first floor, doors leading to kitchen, lounge, dining room and radiator.

### Dining Room 13'6" x 10'7" (4.1m x 3.2m)

Two windows to front aspect and two radiators.

### Lounge 13'6" x 22'8" (4.1m x 6.9m)

Three windows to front aspect and one window to rear aspect, feature fireplace with fire inset, underfloor heating and radiators.

### Snug 13'8" x 12'4" (4.2m x 3.8m)

Patios doors to rear aspect, feature multi fuel burner and radiator.

### Kitchen 11'8" x 20'1" (3.6m x 6.1m)

Window to rear aspect and patio doors leading to garden room. Fitted with a modern wall and base units with worktops over, sink with drainer and instant boil tap, integrated dishwasher, freestanding range cooker with extractor over, space and plumbing for USA style fridge freezer, breakfast island with storage under and floor to ceiling radiator.

### Utility Room 11'0" x 10'0" (3.4m x 3m)

Window to rear aspect and external door to side aspect. 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 radiator.

### Outside Pantry

Fixed storage shelves and door to garage.

### Downstairs WC 4'0" x 7'8" (1.2m x 2.3m)

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

### Garden Room 14'10" x 16'10" (4.5m x 5.1m)

External doors to side aspect and windows to all aspect.







## Landing

Window to front aspect, large accessible partly boarded loft, access to roof space and radiator.

## Bedroom One 15'6" x 19'3" (4.7m x 5.9m)

Two windows to front aspect, built in wardrobes and two radiators.

## Sauna and Steam Room

Window to rear aspect and fitted with Sauna and Steam room. Radiator and Underfloor Heating

## En-Suite 9'10" x 8'3" (3m x 2.5m)

Window to rear aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin, extractor, radiator and underfloor heating.

## Bedroom Two 12'4" x 13'7" (3.8m x 4.1m)

Two windows to rear aspect, wash hand basin and two radiators.

## Bedroom Three 9'11" x 13'8" (3m x 4.2m)

Two windows to front aspect, built in wardrobes and two radiators.

## En-Suite

Fitted with shower cubicle, wash hand basin and low level WC.

## Bedroom Four 13'10" x 9'11" (4.2m x 3m)

Two Windows to front aspect, fitted wardrobes and two radiators.

## Bedroom Five 8'4" x 10'0" (2.5m x 3m)

Window to rear aspect and Radiator.

## Bathroom 8'4" x 9'6" (2.5m x 2.9m)

Window to rear aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin, heated towel radiator and underfloor heating.





**Double Garage 18'8" x 19'4" (5.7m x 5.9m)**  
With two electric roller doors, power and lighting.

### Outside

To the front of the property there is a private blocked paved driveway and lawned garden. To the rear of the property there is an enclosed landscaped lawned garden with two patio areas, fire pit and green house.

### Agents Note

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GROUND FLOOR



1ST FLOOR



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		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		