



Bakers Lane, Bassingham



**£320,000**

- Fully Refurbished
- Semi-Detached House
- Three Bedrooms
- Highly Sought After Location
- Garage and Ample Parking
- Log Burner
- Tenure: Freehold
- EPC Rating D



Fully refurbished and well presented three bedroom semi detached house. Ideally located within the desirable village of Bassingham. Positioned with easy access to the local greengrocer, village shop, doctors, schools and pubs.

The accommodation on offer consists of Entrance Hall, Lounge, Kitchen Diner and WC to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Outside the property to the front there is a gravel driveway with parking for up to five cars and detached garage and carport. To the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from an EV Charger, Oil Central Heating and uPVC Double Glazing.

**Entrance Hall** 4.46m x 1.92m (14'7" x 6'4")

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

**Lounge** 3.14m x 3.35m (10'4" x 11'0")

Window to rear aspect, log burning stove and radiator.



### **Kitchen Diner** 5.22m x 5.27m (17'1" x 17'4")

Windows to front aspect and patio door to rear aspect and fitted with a range of modern wall and base units with worktops over, inset sink with drainer, two integrated electric single ovens, four ring induction hob with extractor over, integrated dishwasher, fridge freezer and washing machine, breakfast island with integrated wine chiller and radiator.

### **WC**

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

### **Landing**

Window to front aspect and access to loft.

### **Bedroom One** 3.23m x 4.28m (10'7" x 14'0")

Window to rear aspect, walk in wardrobe and radiator.

### **Bedroom Two** 3.5m x 2.86m (11'6" x 9'5")

Window to rear aspect and radiator.

### **Bedroom Three** 3.5m x 2.42m (11'6" x 7'11")

Window to front aspect and radiator.

### **Bathroom** 2.12m x 1.87m (7'0" x 6'1")

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



### Outside Front

Gravel driveway with room for up to five cars and detached single garage with carport.

### Outside Rear

Enclosed lawned garden with patio area.

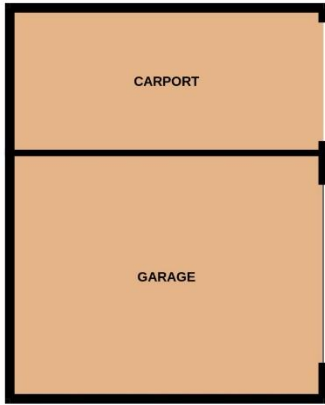
### Garage and Carport 5.87m x 7.2m (19'4" x 23'7")

Detached 1 & 1/2 garage with electric roller door, power, lighting and attached carport.

### Agent 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**  
954 sq.ft. (88.6 sq.m.) approx.



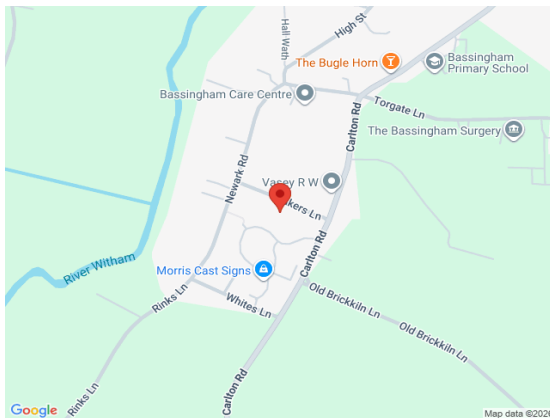
**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**4 BAKER DRIVE BASSINGHAM**

**TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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		80 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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