

Newark Road, Bassingham

OIRO £400,000

NEWTON FALLOWELL

Newark Road

Bassingham, Lincoln

Located on a non estate position, this impressive three bedroom detached bungalow is situated in the highly desirable and well served village of Bassingham, offering accommodation that has been tastefully upgraded in recent times to include an open plan dining kitchen, new bathroom, solar panels and a range of cosmetic enhancements to include new flooring and redecoration.

Upon entering there is an inviting hallway way leading to a spacious lounge, perfect for relaxation and entertaining guests. The heart of the home is the open plan dining kitchen, which features a stylish breakfast island and ample space for family dining and social gatherings. Modern fittings including double oven, electric hob, exactor fan, dishwasher, fridge freezer and washing machine and quality finishes ensure both practicality and a contemporary feel throughout this area. Each of the three bedrooms are well proportioned, allowing plenty of room for furnishings and storage, while the family bathroom is fitted with modern fixtures and a sleek design.

Outside, you will find a versatile garden room, currently used as a home office, providing a light filled and tranquil space ideal for working from home or enjoying leisure time. The property benefits from an advanced electric heating system, further supported by solar panels (helping to reduce energy costs and improve efficiency), ensuring year round comfort. Additional features include a garage and driveway, providing secure parking and further convenience for residents and visitors alike. The bungalow's generous gardens offer ample scope for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The property further benefits from UPVC double glazing. Located within easy reach of local amenities, including shops, schools, and transport links, this home is perfectly positioned for families, professionals, or those seeking to downsize without compromising on space or quality. With its blend of modern comforts, flexible living spaces, and a prime village setting, this property represents a rare opportunity to acquire a truly exceptional bungalow.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Hallway
6' 11" x 3' 11" (2.11m x 1.19m)

Inner Hallway
10' 8" x 9' 7" (3.25m x 2.92m)
maximum measurements

Lounge
18' 9" x 11' 10" (5.71m x 3.61m)
maximum measurements

Breakfast Kitchen
12' 0" x 11' 7" (3.66m x 3.53m)

Dining Area
9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom One
11' 7" x 10' 10" (3.53m x 3.30m)

Bedroom Two
13' 1" x 10' 1" (3.99m x 3.07m)

Bedroom Three
11' 5" x 6' 10" (3.48m x 2.08m)

Bathroom
9' 6" x 8' 5" (2.90m x 2.56m)
maximum measurements

Garden Room/Home Office
15' 10" x 9' 9" (4.83m x 2.97m)

Garage
17' 4" x 8' 10" (5.28m x 2.69m)

Bassingham

The very popular and sought after village of Bassingham lies just over 9 miles northeast of Newark and 11 miles south of Lincoln accessed via the A46 and has the benefit of not being along a main road. There are a wealth of amenities including Bassingham Primary School, a Doctors Surgery with Dispensary, two public houses The Five Bells & The Bugle Horn, a grocery shop that incorporates a well renowned butchers, Post Office, two hairdressers, village hall, play park and sports facilities.

Agent's Note - Solar Panels

The property benefits from 20 owned solar panels and two batteries with a combined capacity of 10kWh. Please contact the office for further details.









Services

Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,266 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.







GROUND 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.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

NEWTON FALLOWELL