

3 Holmes Field

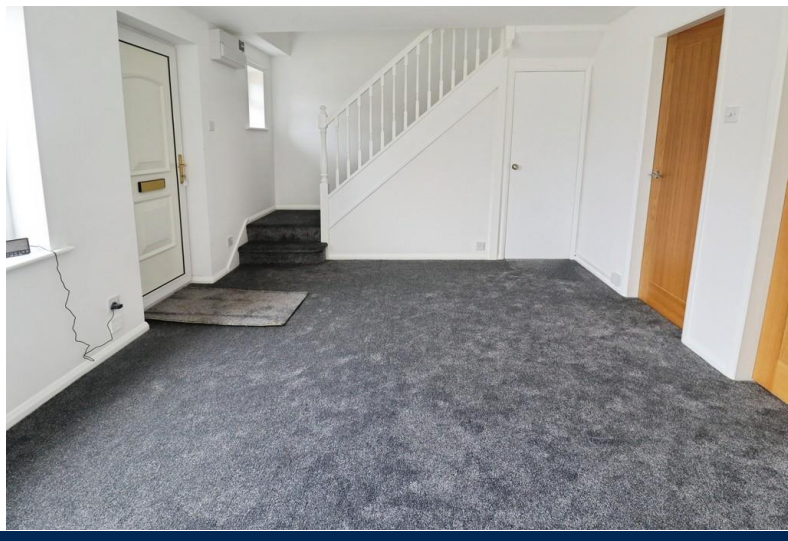
Bassingham, LN5 9LN

Book a Viewing!

Offers over £150,000

A beautifully Refurbished Two Bedroom Dormer Bungalow, ideally situated in the sought after rural village of Bassingham, just to the south of the Cathedral City of Lincoln. Stylishly improved by the current owner, the property offers well presented and move-in-ready accommodation comprising a spacious lounge, contemporary fitted kitchen, generous ground floor double bedroom, and a first floor landing leading to a further double bedroom and modern bathroom. Outside, the property enjoys a lawned front garden, a low maintenance enclosed rear garden and a driveway providing convenient off street parking. Offered for sale with No Onward Chain, this superb home is perfectly suited to first time buyers, those looking to downsize, or investors alike. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.





3 Holmes Field, Bassingham, LN5 9LN







LOCATION
The sought-after rural village of Bassingham is approximately 9 miles south of Lincoln. Bassingham features a primary school and excellent secondary schools nearby, two convenience stores, The Five Bells and The Bugle Horn public houses and an excellent Doctor's surgery. Bassingham also offers quick access to the A46 Bypass to Lincoln, Newark, the A1 and the mainline railway station with line to London Kings Cross. While it retains its rural charm, Bassingham is not far from larger towns and cities such as Lincoln and Newark.

ACCOMMODATION

LOUNGE
17' 2" x 11' 7" (5.24m x 3.54m) With staircase to the first floor, under stairs storage cupboard, two double glazed windows to the front aspect and electric radiator.

KITCHEN
10' 1" x 8' 4" (3.08m x 2.56m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, fridge and washing machine, tiled splashbacks, electric radiator, double glazed window to the rear aspect and door to the garden.









BEDROOM TWO
10' 1" x 8' 3" (3.09m x 2.53m) With double glazed window to the rear aspect and electric radiator.

FIRST FLOOR LANDING
With airing cupboard.

BEDROOM ONE
13' 0" x 10' 5" (3.97m x 3.19m) With two Velux windows to the rear aspect and electric radiator.

BATHROOM
6' 4" x 5' 5" (1.94m x 1.67m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashback and Velux window to the rear aspect.

OUTSIDE
To the front of the property there is a lawned garden. To the rear there is a low maintenance enclosed garden laid to gravel with a patio seating area and flower bed. The property further benefits from a driveway providing off-street parking.

KEY FACTS FOR BUYERS

SERVICES
Mains electric, water and drainage services available. Oil filled electric heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

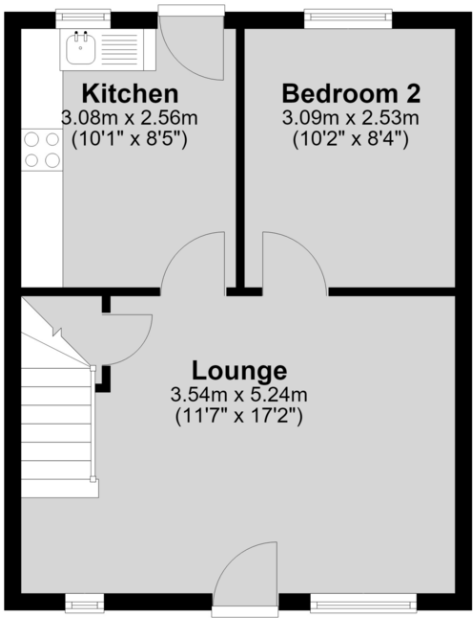
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 35.1 sq. metres (377.6 sq. feet)



First Floor
Approx. 20.7 sq. metres (222.3 sq. feet)



Total area: approx. 55.7 sq. metres (599.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman