



Lincoln Road, Bassingham



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£599,950



## Key Features

- Detached House
- Popular Village Location
- Renovated Throughout
- Three Reception Rooms
- Four Double Bedrooms
- Ensuite, Family Bathroom & Downstairs WC
- EPC rating TBC

Stunning FOUR BEDROOM Detached House located in the highly sought after village of Bassingham. Offering over 2000 square foot of living accommodation. Positioned down a private road and within walking distance of the Bassingham Primary School, Spar, Butchers, Post Office, Doctors and Play Parks. The property has been fully refurbished by the current owner to a very high standard.

The accommodation of offer comprises Porch, Entrance Hall, Lounge, Open Plan Kitchen Diner Living Area, Snug, WC and Private Office to the ground floor. To the first floor there are Four Double Bedrooms with En-suite to Master and Family Bathroom. Externally to the front of the property there is a seating/entertaining area, block paved driveway for multiple cars and a single integral garage. To the rear of the property there is an enclosed lawned garden and patio.

The property also benefits from a newly fitted oil central heating system.

### Porch

With the entrance door to the front aspect and access to the entrance hall.

### Entrance Hall

With access to the porch and stairs to the first floor.

### Downstairs WC

With low level WC and wash hand basin.

### Lounge

18'5" x 13'0" (5.6m x 4m)

With bay window to the front aspect, log burner and radiator.

### Open Plan Kitchen Diner

11'8" x 29'0" (3.6m x 8.8m)

With windows to the rear aspect. Fitted with a range of wall and base units with newly fitted quartz worktops over, sink with drainer unit, integrated double electric oven, four ring hob with extractor over, integrated dishwasher, space and plumbing for USA style fridge freezer, integrated wine fridge, Hidden entrance to office and access to the utility and two offices spaces.

### Sun Room

9'7" x 10'2" (2.9m x 3.1m)

With windows to the rear and side aspects. French doors leading to the rear garden and radiator.

### Utility Room

5'5" x 8'5" (1.7m x 2.6m)

With a door to the side aspect. Fitted with base units, sink with drainer, space and plumbing for both washing machine, tumble dryer and radiator.





### Office

9'6" x 8'5" (2.9m x 2.6m)

With a window to the rear aspect and radiator.

### Snug

16'8" x 9'1" (5.1m x 2.8m)

With a window to the front aspect, access to garage and radiator.



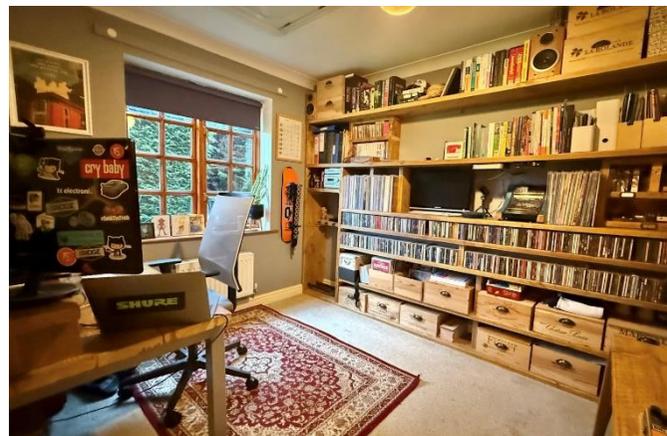
### Landing

With window to the front aspect, access to the airing cupboard and stairs to the ground floor.

### Bedroom One

14'9" x 13'0" (4.5m x 4m)

With window to the front aspect, fitted wardrobe and radiator.



### En-Suite

3'5" x 9'3" (1m x 2.8m)

With a window to the side aspect, low level WC, wash hand basin, enclosed shower and radiator.



### Bedroom Two

11'9" x 13'0" (3.6m x 4m)

With window to the rear aspect, fitted wardrobe and radiator.



### Bedroom Three

14'1" x 8'6" (4.3m x 2.6m)

With window to the rear aspect, fitted wardrobe and radiator.

### Bedroom Four

12'6" x 8'6" (3.8m x 2.6m)

With window to the front aspect, fitted wardrobe and radiator.

## Integral Garage

16'8" x 9'1" (5.1m x 2.8m)

With an up and over door, power and lighting.

## Outside

To the front of the property is seating/entertaining area, a driveway providing off-street parking for multiple cars and access to the garage. To the rear is an enclosed landscaped garden mostly laid to lawn, patio area and shed.

## Agents Note

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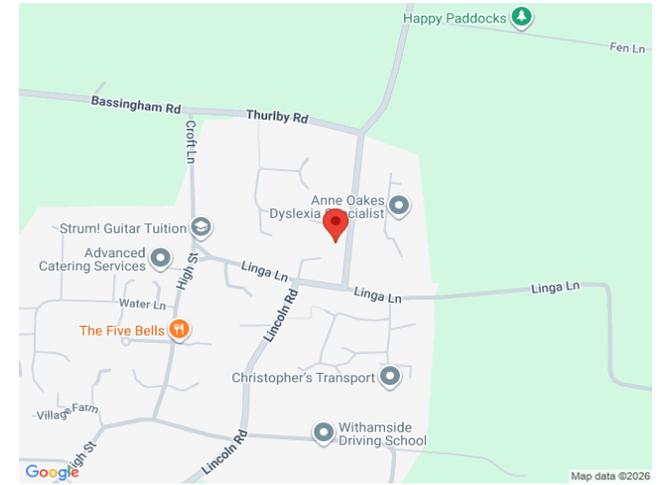
# Floorplan



65 LINCOLN ROAD, BASSINGHAM, LN5 9JR

TOTAL FLOOR AREA : 2170 sq.ft. (201.6 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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