



# Buttercross Estates

## Lincoln Road, Bassingham



This spacious four-bedroom detached home is situated in the popular village of Bassingham and offers well-balanced accommodation ideal for family living.

### Detached House

### £350,000

4  2  3 



**Video Tour**



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[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

# SUMMARY

Positioned in the heart of the sought-after village of Bassingham, this impressive four-bedroom detached home offers an exceptional blend of versatile family living, generous proportions, and a layout thoughtfully designed to accommodate every stage of family life. From the moment you arrive, the attractive red-brick façade, spacious gravelled driveway accommodating multiple vehicles, and well-tended frontage make an outstanding first impression.

Stepping inside, the ground floor reveals a wonderfully spacious and light-filled living room to the front of the property, bathed in natural light through its large bay window. Decorated in calm, neutral tones with quality carpeting, a fireplace, and elegant corning, this is a room that invites you to relax and unwind at the end of the day. The room flows beautifully into the rest of the ground floor, which has been configured to offer real flexibility for family life. The open dining room connects seamlessly to a comfortable snug area via an attractive arched opening, with oak flooring adding warmth and character throughout, and French doors beyond drawing the eye out to the rear garden – perfect for entertaining or summer evenings outdoors.

The kitchen is a particularly notable feature of this home, fitted with an extensive range of solid wood units, generous worktop space, an induction hob with extractor over, and tiled flooring throughout. A large window above the sink looks out towards the rear, keeping the space bright and airy, while a door leads through to the utility room – a practical and highly valued addition for any busy household. Adjacent to the kitchen, a converted garage space currently serving as a hobby room provides yet another dimension to this already-versatile home, ideal as a home office, gym, or studio, depending on your needs.

The ground floor also benefits from a well-appointed fourth bedroom, making this an ideal arrangement for those seeking single-storey accessibility, guest accommodation, or a dedicated home workspace. The main family shower room on this level is finished to a high standard, featuring full-height travertine-effect tiling, a corner shower enclosure, chrome heated towel rail, and a bright frosted window.

Ascending to the first floor, three further double bedrooms await, each offering comfortable proportions and plenty of natural light. The principal bedroom is a genuinely impressive space, with warm carpeting, twin bedside lamps creating an inviting ambience, and good-sized windows overlooking the surrounding neighbourhood. It benefits from its own en-suite bathroom, fitted with a corner bath, separate shower enclosure, pedestal basin, WC, and attractive decorative tiling – a real sanctuary for parents to retreat to. The second first-floor bedroom, nestled beneath the characterful pitched roofline, enjoys a peaceful, cosy quality, with vaulted ceilings adding charm and a lovely outlook across the rooftops. A third double bedroom completes the upper floor accommodation.

Outside, the property offers off-road parking for multiple vehicles on the gravelled front driveway, complemented by a garage and hobby room to the side. The rear garden, glimpsed through the dining room's French doors, provides a private outdoor space well-suited to children, pets, and al-fresco entertaining alike.

## THE AREA

Bassingham is a thriving and highly regarded Lincolnshire village located approximately eight miles south of Lincoln city centre, offering an enviable blend of rural charm and everyday convenience. The village benefits from a well-regarded primary school, a pub, a village hall with an active community programme, and a local shop, while the nearby market town of Newark-on-Trent and Lincoln city itself provide a comprehensive range of secondary schooling, shopping, leisure, and transport links. The A46 is within easy reach, making this an excellent base for commuters travelling to Lincoln, Newark, or Nottingham. For families in particular, the combination of outstanding village schooling, a safe and welcoming community environment, and spacious accommodation makes 7 Lincoln Road an opportunity not to be missed.



This is a rare chance to acquire a truly flexible and characterful family home in one of Lincolnshire's most desirable villages. Early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

## THE HOME

### GROUND FLOOR

**Living Room (7.18m x 3.37m)**

**Bedroom Four (3.38m x 2.70m)**

**Shower Room (2.45m x 2.45m)**

**Kitchen (2.70m x 3.61m)**

**Utility Room (3.76m x 1.43m)**

**Dining Room (3.43m x 3.63m)**

**Sitting Room (3.74m x 3.32m)**

**Garage (5.80m x 2.90m)**

**Hobby Room (3.48m x 2.88m)**

### FIRST FLOOR

**Bedroom One (4.70m x 3.37m)**

**En-suite (4.72m x 1.51m)**

**Bedroom Two (4.00m x 3.68m)**

**Bedroom Three (1.98m x 3.81m)**

**Externally** - The rear garden is a beautifully maintained and private space featuring lawn, a gravel path and raised patio areas. A wooden pergola adds charm and creates a perfect spot for outdoor dining or relaxation. The front of the home features a large driveway for parking multiple vehicles, leading to the single garage.

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/lincoln-road-bassingham-ln5-9he/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=8LDgDh4ByGw>

## VIDEO TOUR

<https://www.facebook.com/reel/2939083596438321>

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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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