
65 Lincoln Road
Bassingham
MOUNT & MINSTER






AROUND THE WORLD
A THING CALLED JAZZ
Disney+



65 Lincoln Road

Bassingham

Set down a quiet lane and tucked away in a private position within walking distance of the local amenities, this splendid family home has been updated by the current owners to create a welcoming and versatile space with a manageable garden and spacious accommodation throughout.

- Detached Residence
- Open-Plan
- Snug
- Office
- Lounge
- Four Double Bedrooms
- Two Bathrooms
- Garage
- Private Parking
- Enviable Village



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INTRODUCTION
A beautifully presented four-bedroom detached house, situated in the highly sought-after village of Bassingham. Occupying a private position, the property is conveniently located within walking distance of the village primary school, Spar, butcher, Post Office, doctors' surgery and local play parks. The property has been comprehensively refurbished by the current owner to an exceptionally high standard, creating a stylish and well-appointed family home. Further benefits include a newly installed oil-fired central heating system, complementing the extensive refurbishment.

The ground floor accommodation comprises a welcoming porch and entrance hall, generous sitting room, impressive open-plan kitchen, dining and living space, separate snug, cloakroom and a private home office. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom.

OUTSIDE
Externally, the property is approached via a private road and benefits from a block-paved driveway providing parking for several vehicles, a single integral garage and a dedicated seating and entertaining area to the front. The rear garden is fully enclosed and predominantly laid to lawn, with a paved terrace providing an attractive space for outdoor dining and entertaining.

LOCATION
Set amid the open countryside of the Witham Vale, Bassingham combines a distinctly rural setting with the character of an established Lincolnshire village. Its historic centre is framed by traditional 'chocolate-box' cottages, attractive lanes and green spaces, while everyday amenities include village shops, a post office, a primary school, a health centre and welcoming pubs. Hammond Hall and the playing field provide a focus for community life.

The village's compact layout makes it easy to enjoy on foot, with local paths leading out into the surrounding countryside. For wider amenities, Lincoln is around nine miles to the north, and the A46 provides convenient road links towards both Lincoln and Newark. Bassingham offers a pleasing balance: village life and open surroundings, with the city and wider region within easy reach.

SCHOOLS
Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.

METHOD OF SALE
Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE
Rating: E











COUNCIL TAX BAND

Band: E

North Kesteven District Council

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

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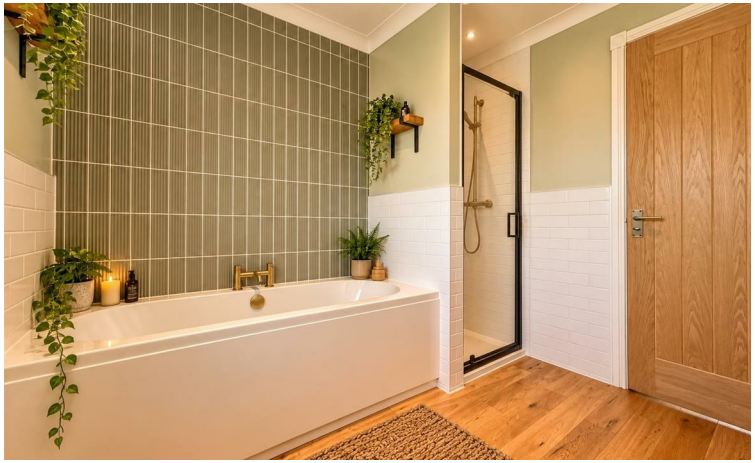










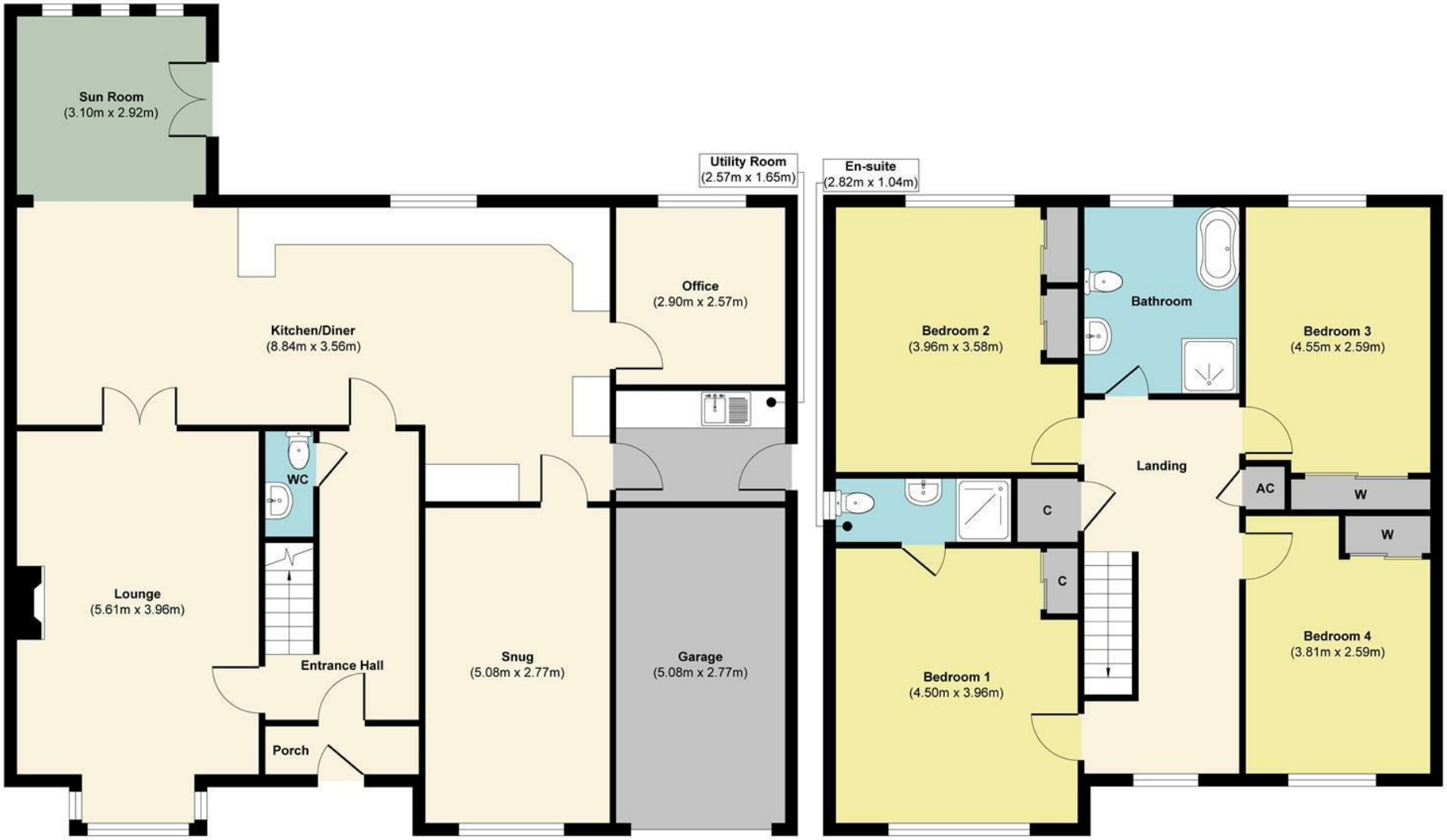








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Approx. Gross Internal Floor Area 225.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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