



Lime Grove, Bassingham



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Offers over £700,000



Key Features

- Detached Family Home
- Six Bedrooms
- Three En Suites & Bathroom
- 33ft Open Plan Kitchen Living Space
- Double Garage & Gardens
- Village Cul De Sac
- 360 Virtual Tour Available
- EPC rating D





Much improved by the current vendors this stunning SIX BEDROOM Family Home features a 33ft open plan kitchen living space, further lounge, dining room and study with the master bedroom featuring a dressing room, en suite with two further en suites and a family bathroom. Generous ceiling heights and beamed ceilings add to the character with spacious entrance hall and first floor landing. There is a staircase up to the loft which could be developed further subject to the relevant permissions. Outside there is a driveway and double garage to the front with a side garden, rear garden with outdoor kitchen and patio and a summer house with power and internet connected.

Porch

With windows to all aspects, french doors to the front aspect and door to the entrance hall.

Entrance Hall

With wooden glazed door, cloaks cupboard and stairs leading to the first floor.

Lounge 21'2" x 13'4" (6.5m x 4.1m)

With windows to the front and side aspects, dual fuel stove with brick built fireplace and hearth with tiled base, feature wood panelling to the walls, wooden beams and two radiators.

Dining Room 12'10" x 12'4" (3.9m x 3.8m)

With window to the front aspect, wooden beams, exposed brick, wooden flooring and radiator.

Study 12'4" x 7'4" (3.8m x 2.2m)

With window to the side aspect, wood herringbone flooring and radiator.

Open Plan Kitchen/Living/Dining 33'4" x 19'4" (10.2m x 5.9m)

With windows to the rear and side aspects, glazed door leading to the rear garden. Fitted with a range of wall and base units with Quartz worktop and matching upstand, integrated dishwasher, microwave, wine cooler, double ceramic sink with drainer unit, range cooker point with extractor fan over, centre island with Quartz worktop and breakfast bar area.

Utility Room 12'3" x 7'9" (3.7m x 2.4m)

With Windows to the rear and side aspects, door to the rear garden and base units with worktops and butler style ceramic sink.

Downstairs WC

With window to the rear aspect, low level wc, wash hand basin and radiator.

Landing

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

Bedroom One 14'10" x 13'3" (4.5m x 4m)

With window to the front aspect, access to the en-suite and a radiator.

Dressing Room

Accessed from bedroom with access through to en suite bathroom. Fitted hanging and storage units.

En-Suite Bathroom

With window to the side aspect, low level wc, vanity with two wash hand basins, freestanding bath, walk in double shower enclosure and heated towel rail.





Bedroom Two 10'7" x 12'4" (3.2m x 3.8m)

With window to the front aspect, fitted wardrobe, access to the en-suite and a radiator.

En-Suite

With low level wc, wash hand basin, enclosed shower and radiator.

Bedroom Three 12'8" x 8'9" (3.9m x 2.7m)

With window to the rear aspect, access to the en-suite and a radiator.

En-Suite

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

Bedroom Four 12'7" x 8'11" (3.8m x 2.7m)

With window to the side aspect and radiator.

Bedroom Five 9'10" x 9'9" (3m x 3m)

With window to the rear aspect and radiator.

Bedroom Six 11'5" x 9'5" (3.5m x 2.9m)

With window to the rear aspect and radiator.



Bathroom 12'3" x 6'9" (3.7m x 2.1m)

With window to the side elevation, heated towel rail, curved bath, corner shower, vanity unit with wash basin, wc and tiled floor.

Loft 24'7" x 12'11" (7.5m x 3.9m)

With stairs from the first floor, boarded with access to further roof space available.

Double Garage 17'8" x 17'5" (5.4m x 5.3m)

With an up and over door, power and lighting.

Summer House 10'0" x 9'0" (3m x 2.7m)

With internet, power, lighting and heating.

Outside

To the front of the property is a lawned garden and driveway for two cars leading to the double garage.

To the rear of the property is an enclosed garden with patio, pergola, summer house, astro turfed to the side of the property and lawn.

Agents Note

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GROUND FLOOR
1433 sq.ft. (133.1 sq.m.) approx.

1ST FLOOR
1238 sq.ft. (115.1 sq.m.) approx.

GARAGE
308 sq.ft. (28.6 sq.m.) approx.

LOFT
317 sq.ft. (29.5 sq.m.) approx.



LIME GROVE, BASSINGHAM, LN5 9FT

TOTAL FLOOR AREA : 3297 sq.ft. (306.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

