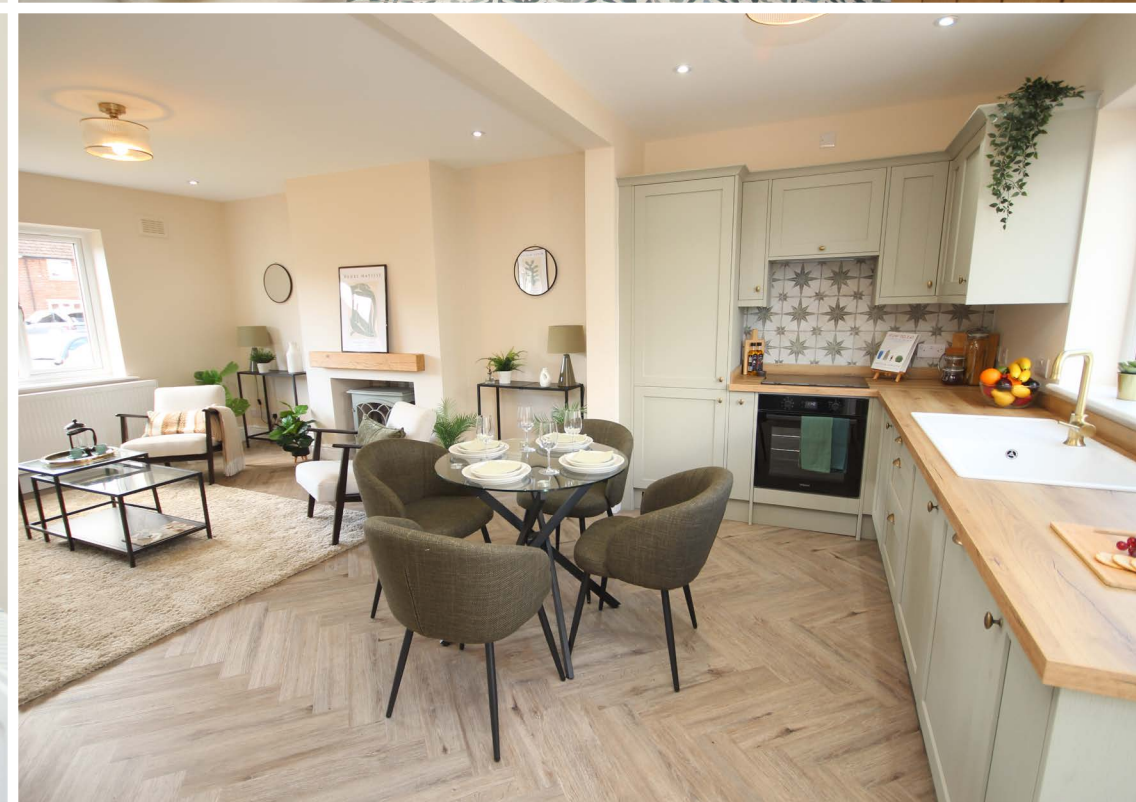




37 Eastgate
Bassingham, Lincoln

BROWN & CO



37 Eastgate, Bassingham, Lincoln

This extensively refurbished and impeccably presented three-bedroom home combines contemporary styling with the charm of an older property. Having undergone a comprehensive programme of improvement, the property is finished to an exceptional standard throughout, offering bright, stylish and move-in-ready accommodation ideally suited to first-time buyers, young families. The heart of the home is a beautifully appointed open-plan kitchen and living space, featuring contemporary fitted units, integrated appliances and an attractive living area, creating a superb space for both everyday living and entertaining. A separate utility room provides practical convenience, while the ground floor bathroom has been tastefully remodelled with quality modern fittings. To the first floor are three well-proportioned bedrooms, including a stylish en-suite shower room, together with a separate WC. Outside, the property's standout feature is its substantial plot extending to around 0.16 acres, offering extensive lawned gardens with excellent potential for outdoor entertaining, recreation, or further landscaping. A patio area, useful brick and slate store, timber workshop/shed and driveway parking add further appeal.

Bassingham offers an excellent range of local amenities including a village shop, public house, primary school and community facilities, whilst enjoying convenient access to both Lincoln and Newark.



ACCOMMODATION

Entrance Hall

With stairs to first floor and under stairs storage cupboard, door to;

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panel bath with dual shower head, wash basin in vanity unit, low flush WC, heated towel rail, part tiled walls, extractor.

Open plan kitchen/Living room

Double glazed casement window to front and rear elevation, fitted wall and base units with built-in sink and drainer, built-in appliances include Indesit dishwasher, Hotpoint oven, Hotpoint induction hob with extractor over, fridge freezer, electric fire, radiator, door to rear elevation and door to;

Utility

Double glazed casement window to rear elevation, built-in base units with Hotpoint washing machine and tumble dryer, radiator.

First Floor

Bedroom One

Double glazed casement window to front elevation, radiator.

Bedroom Two

Double glazed casement window to front elevation, radiator,

Bedroom Three

Double glazed casement window to rear elevation, radiator, door to;

En-Suite Shower Room

Double glazed casement window to rear elevation, two piece suite comprising shower cubicle, wash basin in vanity unit, part tiled walls, heated towel rail, extractor.

Landing

Double glazed casement window to rear elevation, loft access, door to;

WC

Two piece suite comprising low flush WC, wash hand basin, radiator, extractor.

Outside

The front elevation is mainly laid to lawn with fenced and hedge boundaries, gravel driveway and path to the entrance door. The rear elevation is mainly laid to lawn with fenced boundaries, timber shed/workshop, patio, brick and slate store building.

Services

We understand the property offer mains drains, water, electric and newly fitted air source heat pump which also serves a kickboard heater within the built-in kitchen. There is also an electric car charging point and the house has been full rewired.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band A

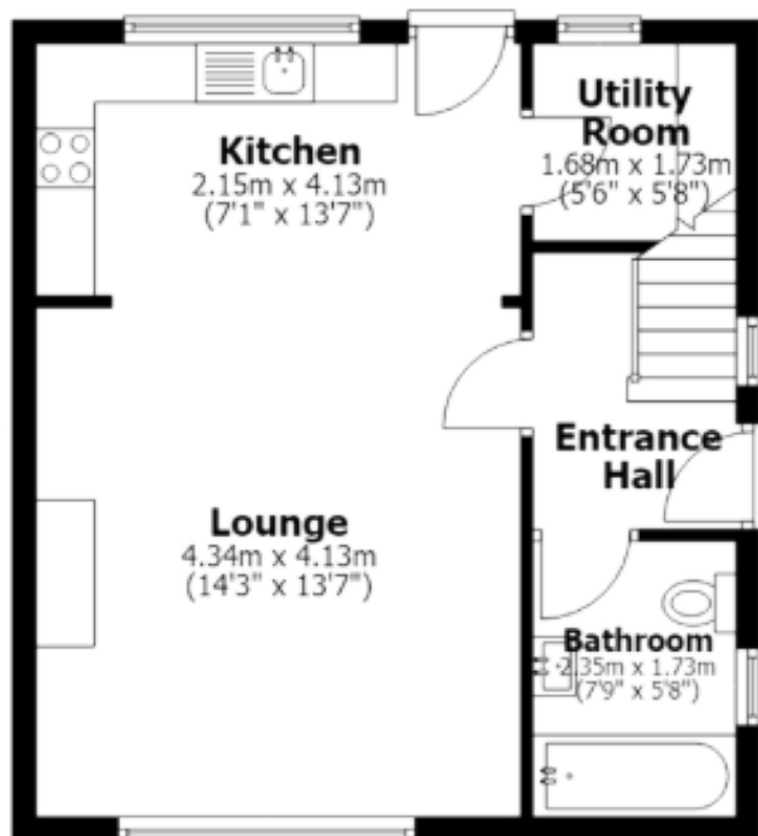
Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone. We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.



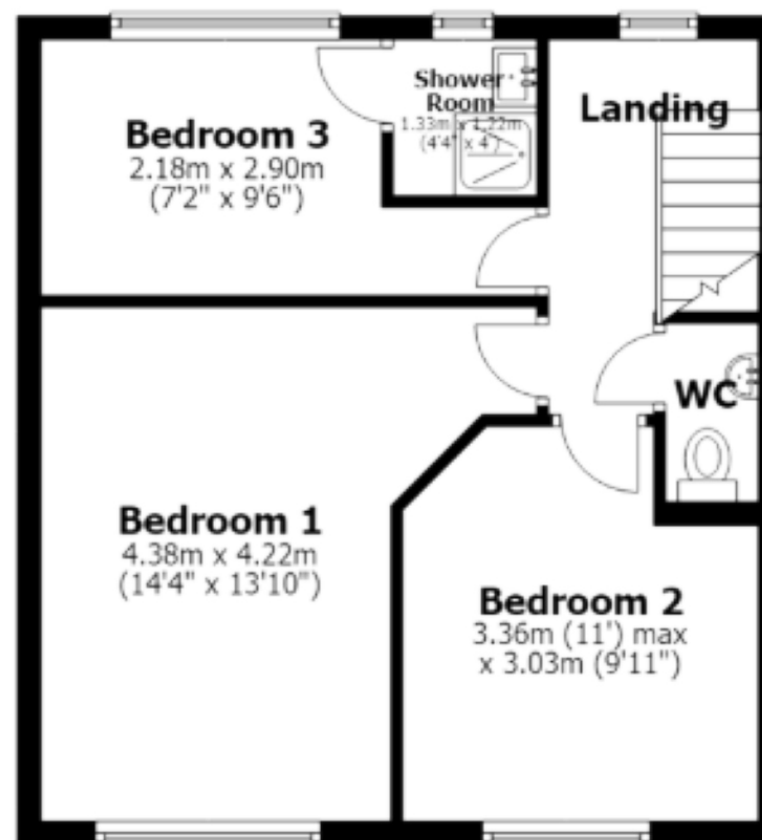
Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



First Floor

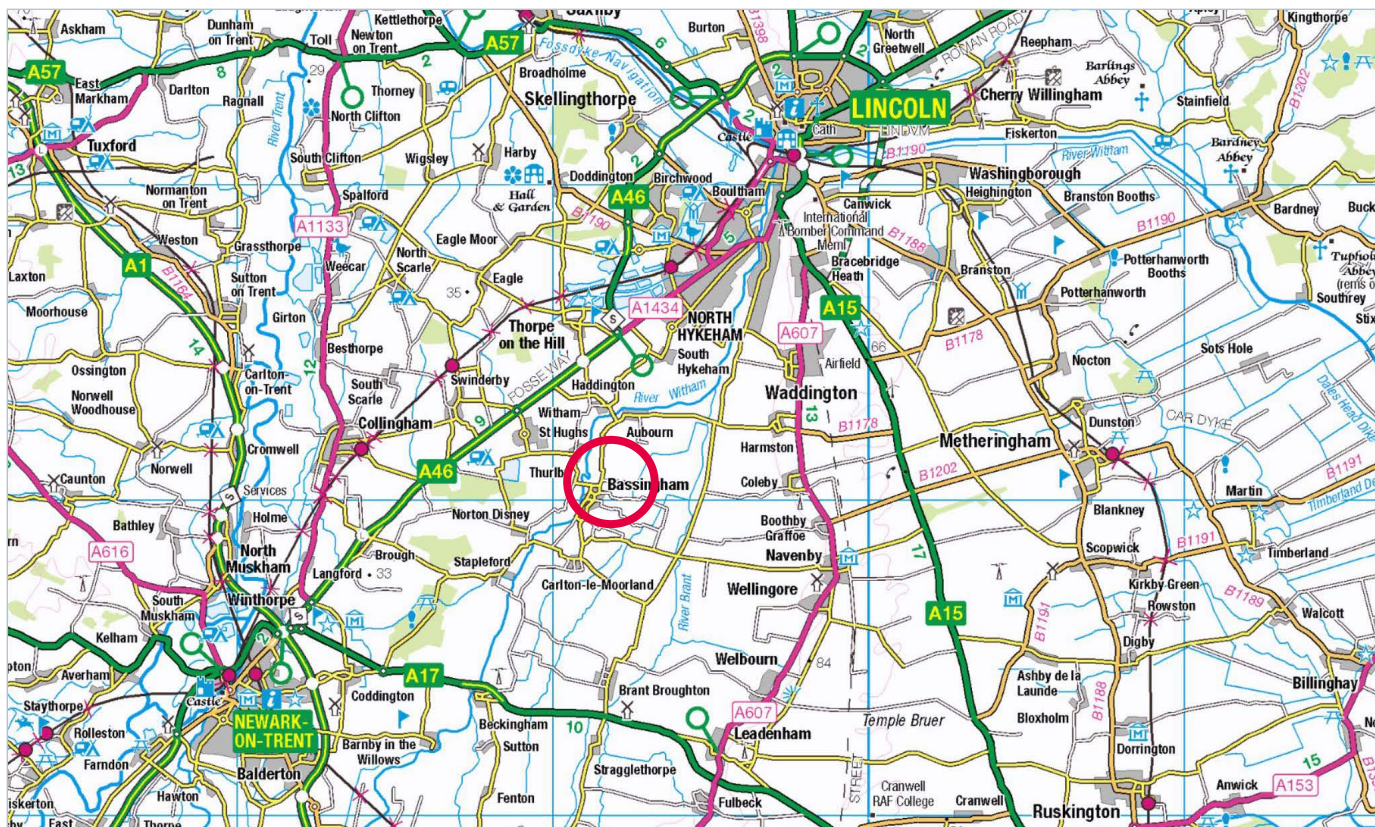
Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.





Directions - LN5 9JS

Entering the village on Lincoln Road proceed over Linga Lane and stay on Lincoln Road until you reach a left turn on Eastgate where the property can be found on the left.

<https://what3words.com/sharpness.signal.headers>

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall
01522 504318
lincolnresidential@brown-co.com

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