



- Beautiful Semi-Detached Home
- Built By Peter Sowerby Homes
- Popular Village Location
- Overlooking Local Green Space

- Three Bedrooms, Master En-Suite
- Fully Enclosed Rear Garden
- Garage & Garden Room/Bar
- Many Recent Upgrades

Badgers Oak, Bassingham, LN5 9JP  
£370,000





Starkey&Brown are delighted to offer for sale this beautifully presented semi-detached home, built by the highly regarded Peter Sowerby Homes, standing in a position overlooking local green space in the sought-after village of Bassingham. Over recent years, the property has undergone a high-quality and sympathetic programme of modernisation, combining contemporary living with charming traditional cottage-style features. Spacious accommodation briefly comprises an entrance hallway, 15' lounge with log burner fireplace, separate dining room with patio doors to conservatory, recently remodelled kitchen, three well-proportioned bedrooms, and recently modernised ensuite and family bathroom. Outside the property benefits from an enclosed rear garden, a brick-built garden room/bar with Velux windows and French doors overlooking the garden, and a double driveway and garage approached from the rear. Call today to view! Council tax band: D. Freehold.



## Entrance Hallway

Having a composite front entrance door, attractive engineered oak flooring, an exposed brick wall, a radiator, and ornate coving, stairs rising to the first floor, and an understairs storage cupboard with electrics and a central heating boiler (installed 2022).

## Lounge

15' 0" max x 12' 7" (4.57m x 3.83m)

Having a feature cast-iron style modern burner fireplace with quarry tiled hearth and brick built inset, attractive engineered oak flooring, two radiators, and ornate coving. Archway into:

## Dining Room

12' 7" x 10' 7" (3.83m x 3.22m)

Having attractive engineered oak flooring, a radiator, ornate coving, and a sliding patio door to:

## Conservatory

10' 7" max x 9' 4" (3.22m x 2.84m)

Being of uPVC construction with a ceramic tiled floor, ceiling fan, and French doors onto the garden.

## Kitchen

12' 7" x 10' 4" (3.83m x 3.15m)

Remodelled in 2023. Having a range of matching wall and base units, a double larder unit, oak work surfacing, a deep butler style sink unit with mixer taps over, and tiled splash backs, an electric cooker point with cooker hood over, an integral full height fridge freezer, an integral washing machine, and attractive engineered oak flooring, exposed brick wall, and downlights.

## First Floor Landing

Having an airing cupboard housing a hot water cylinder and access to the loft with a loft ladder.

## Master Bedroom

12' 7" x 11' 3" (3.83m x 3.43m)

Having a radiator and ornate coving.

## En-Suite

Having a luxury three-piece suite comprising a double tiled shower cubicle with mains-fed rainfall shower, additional handheld shower, and a sliding glass shower door, pedestal wash hand basin, a low-level WC, a ceramic tiled floor, a heated towel rail, fully tiled walls, LED downlights, and an extractor.

## Bedroom 2

12' 8" x 9' 0" min (3.86m x 2.74m)

Having a radiator and ornate coving.

## Bedroom 3

12' 1" max x 9' 7" (3.68m x 2.92m)

Having a radiator.

## Family Bathroom

Having a luxury traditional style three-piece suite comprising a freestanding bath mixer tap and handheld shower attachment over, a pedestal wash hand basin, a low-level WC, and an attractive ceramic tiled floor, heated towel rail, fully tiled walls, and an extractor.

## Outside Rear

To the rear of the property, there is an established and fully enclosed garden comprising lawn with a patio area, a raised timber decking area, outside lighting, and a cold water tap. Gate leading to the passage, which in turn leads to the driveway. Personal door leading to the garage and French doors leading to the garden room/bar.

## Garden Room/Bar

17' 8" x 8' 9" (5.38m x 2.66m)

Having high vaulted ceilings with 4 Velux windows, laminate wood effect flooring, plastered and insulated walls, and French doors overlooking the garden.

## Garage

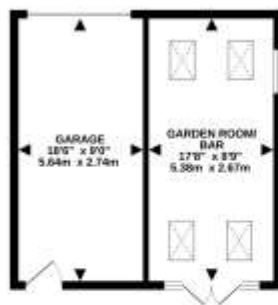
18' 6" x 9' 0" (5.63m x 2.74m)

Having an up and over door, power and light, a pitched roof providing storage space, and a door leading into the garden.

## Agents Note

EPC rating for this property is D. The property has recently benefitted from energy efficiency upgrades, and therefore, an updated EPC will be anticipated with an improved rating.





GARAGE/GARDEN ROOM  
35 sq ft (3.2 sq m) approx.

TOTAL FLOOR AREA: 1468 sq ft (136.4 sq m) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, doors and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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