



Bassingham Road, Aubourn



**£280,000**

- Semi-Detached House
- Three Bedrooms
- Approx. 0.5 Acre Plot
- Bathroom & Upstairs WC
- Ample Parking & Field Views
- Field Views
- Tenure: Freehold
- EPC Rating E



**THREE BEDROOM** Semi-Detached House located in the sought after village of Aubourn. Situated on approximately 0.5 Acre Plot with field views. Enjoying easy access to the village of Bassingham where there are a host of amenities including doctors surgery, primary school and shops.

The accommodation comprises Entrance Hall, Lounge, Kitchen Diner and Bathroom to the ground floor. To the first floor there are Three Double Bedrooms and WC. Externally the property offer ample of street parking to the front and to the rear there is a large decking area and lawned garden measuring approximately 0.5 acre offering potential to extend (STP). The current owner has applied for a Single Storey extension 23/0831/HOUS.

### **Entrance Hall**

With the entrance door to the front aspect and stairs to the first floor.

### **Lounge 12'2" x 14'5" (3.7m x 4.4m)**

With window to the front aspect, decorative fireplace and radiator.



### Kitchen 9'3" x 12'5" (2.8m x 3.8m)

With window to the rear aspect. Fitted with a range of wall and base level units with worktops over, integrated oven and hob with extractor over, space and plumbing for washing machine and sink with drainer unit.

### Bathroom

With windows to the rear and side aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

### Rear Porch

With windows to all aspects and door leading to the rear garden.

### Landing

With window to the side aspect and stairs to the ground floor.

### Bedroom One 9'10" x 10'10" (3m x 3.3m)

With window to the front aspect, and radiator.

### Bedroom Two 11'8" x 8'10" (3.6m x 2.7m)

With window to the rear aspect, access to storage cupboard and radiator.

### Bedroom Three 8'4" x 8'7" (2.5m x 2.6m)

With window to the rear aspect and radiator.

### WC

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

### Outside

To the front of the property is a lawned garden, driveway for multiple cars and a pathway leading to the entrance door. To the rear of the property is large lawned garden with mature shrubs and patio.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

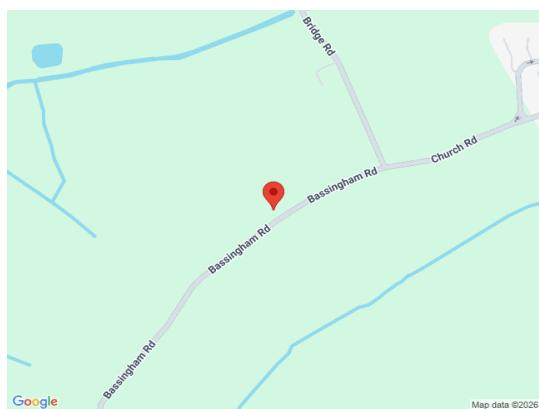


BASSINGHAM ROAD, AUBOURN, LN5 9EA

TOTAL FLOOR AREA : 754 sq.ft. (70.0 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		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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