



Hawthorn Way, Bassingham
Guide Price £180,000 to £190,000



Hawthorn Way

Bassingham, Lincoln

A well presented modern two bedroom semi detached house situated in the extremely popular and well served village of Bassingham, this delightful property would suit a variety of buyers with its flexible accommodation across two floors, do you want a bungalow or house?

This property has versatile accommodation to suit both. The property enjoys a modern air source heat pump central heating system to radiators and has bright and spacious accommodation comprising of a lounge diner, fitted kitchen, ground floor bedroom/dining room, and to the first floor there is the principle bedroom and a bathroom.

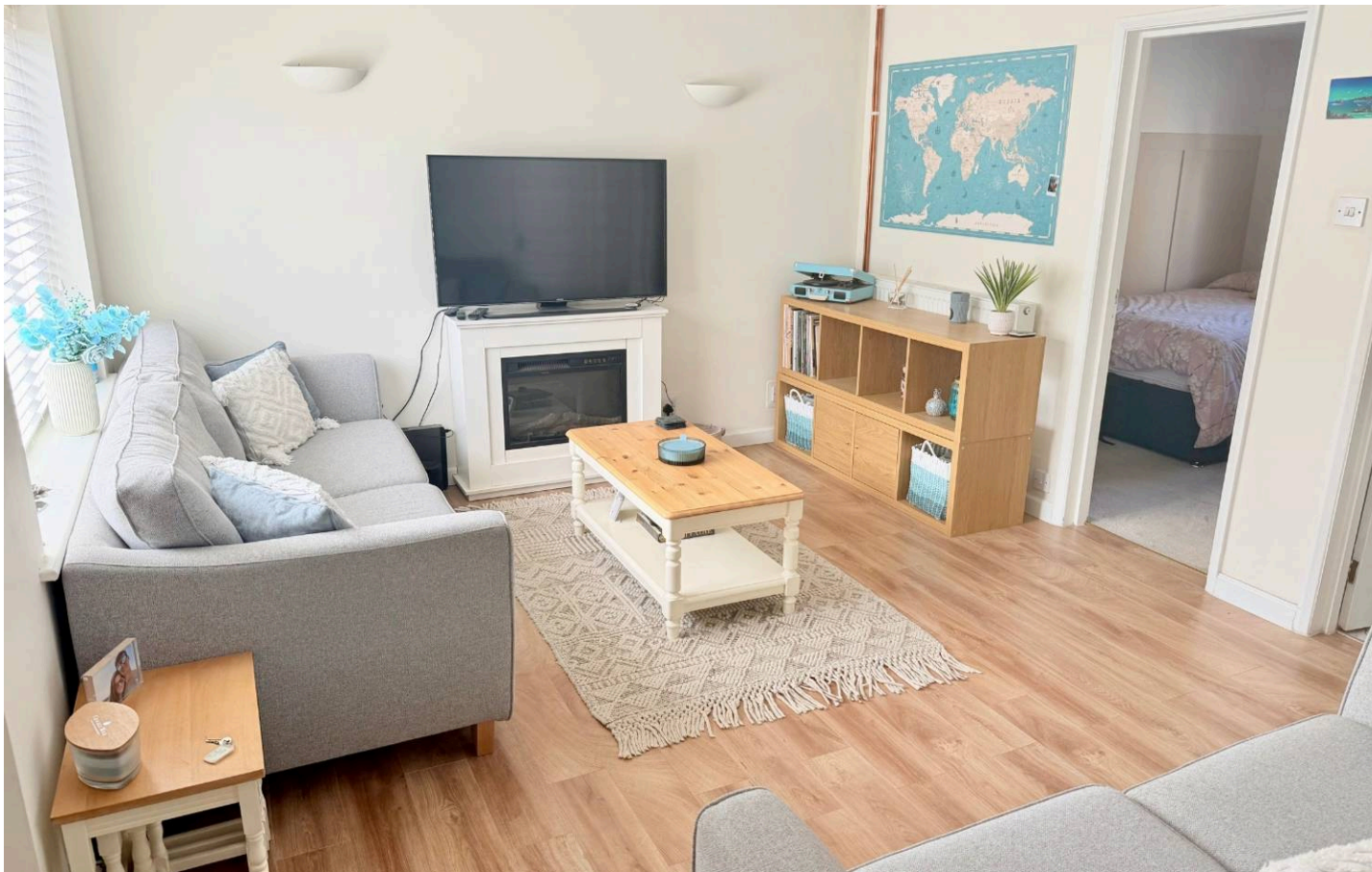
The property also has double glazing, a rear garden, a detached brick garage and a double driveway for two cars in front of it.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Lounge

14' 3" x 11' 7" (4.34m x 3.53m)
maximum measurements

Bedroom Two/Dining Room

10' 1" x 8' 4" (3.07m x 2.54m)

Kitchen

10' 1" x 8' 4" (3.07m x 2.54m)

Bedroom One

13' 0" x 10' 5" (3.96m x 3.17m)

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Garage

15' 3" x 8' 2" (4.65m x 2.49m)

Agent's Note - Windows

The property has a combination of UPVC and wooden double glazed windows.



Services

Air source heat pump, mains electricity, water and drainage connected.

Square Footage

The square footage for this property is approximately 775 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

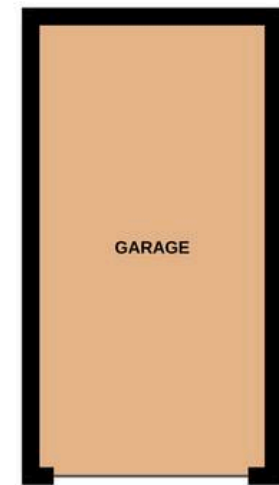
GROUND FLOOR



1ST FLOOR



GARAGE



NEWTON
FOLLOWELL

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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