



**Hatherton House, Hall Wath, Bassingham,  
Lincoln, LN5 9EZ**



Book a Viewing!

**£685,000**

A truly exceptional five bedroom executive detached residence, nestled in a private and tucked away position within the sought after village of Bassingham. This stunning home has been thoughtfully designed and finished to an outstanding specification, offering spacious and elegant living throughout. The ground floor welcomes you with an impressive entrance hall leading to a stylish lounge, cosy snug and a magnificent open plan kitchen/dining space complete with a feature log burner, perfect for modern family living and entertaining, complemented by a well-appointed utility room and cloakroom/WC. To the first floor, a striking galleried landing gives access to five generous double bedrooms, including a luxurious principal suite boasting fitted wardrobes and a high end en-suite, alongside two further en-suite bedrooms and a beautifully finished four piece family bathroom. Externally, the property is approached via a secure gated driveway, providing ample off street parking, a double garage and private rear gardens. Offered to the market with no onward chain, this remarkable home represents a rare opportunity for discerning buyers seeking both luxury and privacy.



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**SERVICES**

Mains electricity, water and drainage services available. Oil central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

The sought-after rural village of Bassingham is approximately 9 miles south of Lincoln. Bassingham features a primary school and excellent secondary schools nearby, two convenience stores, The Five Bells and The Bugle Horn public houses and an excellent Doctor's surgery. Bassingham also offers quick access to the A46 Bypass to Lincoln, Newark, the A1 and the mainline railway station with line to London Kings Cross. While it retains its rural charm, Bassingham is not far from larger towns and cities such as Lincoln and Newark.



## ACCOMMODATION

### ENTRANCE HALL

An impressive entrance with staircase to the first floor, tiled flooring with underfloor heating and spotlights.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in vanity style unit, tiled splashbacks, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.

### LOUNGE

19' 11" x 13' 4" (6.09m x 4.07m) With a feature fireplace, double glazed sliding doors to the side aspect, double glazed window to the front aspect and underfloor heating.



### SNUG

9' 7" x 9' 6" (2.93m x 2.90m) With double glazed window to the side aspect, underfloor heating and spotlights.

### KITCHEN/DINING ROOM

23' 8" x 15' 9" (7.23m x 4.82m) Kitchen area fitted with a stylish range of wall and base units with work surfaces over, eye level Neff double oven, integrated fridge freezer and dishwasher, five ring Neff induction hob, undermount 1½ bowl sink with side drainer and mixer tap over, breakfast bar, tiled flooring with underfloor heating and spotlights. The dining area has a feature log burner, double glazed sliding patio doors to the front and rear aspects, tiled flooring with underfloor heating and spotlights.



### UTILITY ROOM

9' 7" x 5' 8" (2.94m x 1.74m) Fitted with a range of base units with works surfaces over, stainless steel sink with mixer tap over, space for washing machine and tumble dryer, oil fired central heating boiler, tiled flooring with underfloor heating, double glazed window to the rear aspect, door to the garden and spotlights.

### GALLERIED FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard, radiator and spotlights.

### BEDROOM 1

18' 4 (max)" x 14' 9 (max)" (5.59m x 4.5m) With a range of fitted wardrobes and drawers, double glazed window to the front aspect and radiator.



### EN-SUITE SHOWER ROOM

8' 0" x 7' 1" (2.46m x 2.17m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, radiator and Velux window.

### BEDROOM 2

15' 8" x 9' 10" (4.80m x 3.01m) With double glazed windows to the front and rear aspects, storage cupboard and radiator.



#### EN-SUITE SHOWER ROOM

9' 2" x 3' 1" (2.80m x 0.94m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, towel radiator and spotlights.

#### BEDROOM 3

13' 1" x 9' 10" (4.01m x 3.00m) With double glazed window to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

6' 7" x 4' 7" (2.02m x 1.42m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and spotlights and towel radiator.



#### BEDROOM 4

15' 8" x 9' 7" (4.79m x 2.93m) With double glazed windows to the side and rear aspects and radiator.

#### BEDROOM 5

11' 11" x 9' 9" (3.65m x 2.99m) With double glazed windows to the rear aspect and radiator.

#### FAMILY BATHROOM

10' 3" x 6' 0" (3.13m x 1.85m) Fitted with a four piece suite comprising of panelled bath, shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, spotlights, towel radiator and double glazed window to the side aspect.



#### OUTSIDE

The property sits in a tucked away position down a secure gated shared driveway. The property has a gravelled and block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin electric garage doors, double glazed window to the side, personnel door to the rear, light and power. To the rear of the property there is a split level garden with patio seating area and raised lawned garden.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

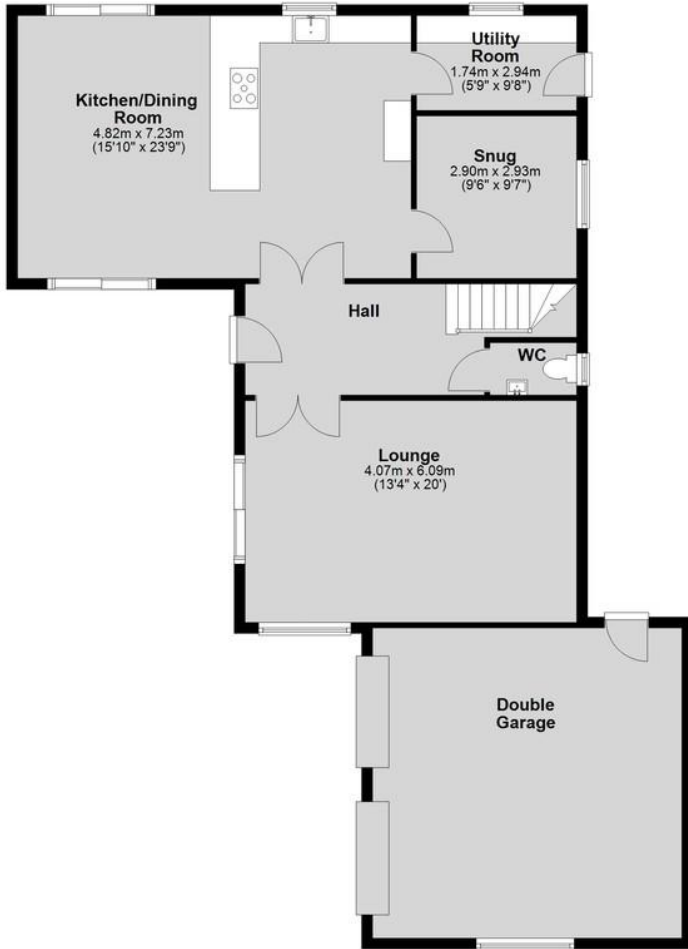


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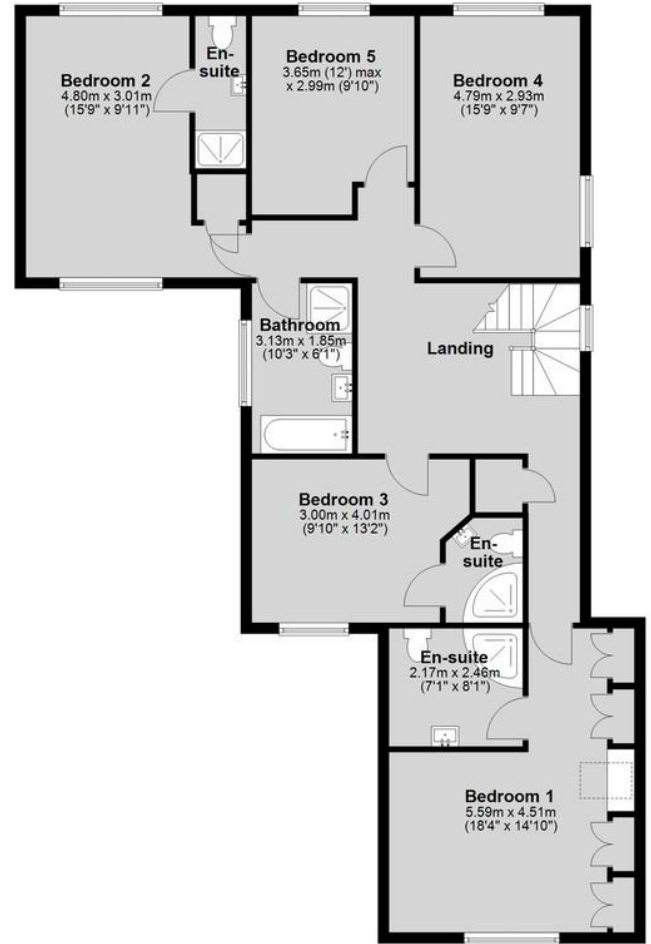
### Ground Floor

Approx. 123.1 sq. metres (1324.5 sq. feet)



### First Floor

Approx. 111.0 sq. metres (1195.0 sq. feet)



Total area: approx. 234.1 sq. metres (2519.5 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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