Newark Road,Bassingham Lincoln LN5 9HA

william
h brown

welcome to

Newark Road, Bassingham Lincoln

This well presented and spacious detached family home boasts a highly sought after village location, a generous plot with gardens surrounding and characterful accommodation throughout.

Situated on a generous plot in a conservation area within the desirable village of Bassingham is this characterful and spacious three bedroom detached family home, enjoying local access to a range of village amenities including shops, eateries, public houses, sports clubs, a doctors surgery and a primary school. The property in brief comprises: entrance hall, 29ft lounge/diner, fitted kitchen/breakfast room, utility room, cloakroom wc, master bedroom with en suite, a further two double bedrooms and a family bathroom. Outside, this property benefits from a generous gravel driveway providing ample off road parking for multiple cars and secure gated access. To the front, side and rear are generous enclosed areas of lawn with mature trees, flowers and shrubs as well as a patio area for seating. Early internal viewing is strongly recommended to appreciate this property in full.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge / Diner
29' max x 14' 9" max (8.84m max x 4.50m max)

Kitchen / Breakfast Room
14' 3" x 11' (4.34m x 3.35m)

Utility Room
8' 4" x 7' 4" (2.54m x 2.24m)

Cloakroom Wc

Bedroom One
13' 11" max x 13' 10" (4.24m max x 4.22m)

En Suite

Bedroom Two
11' 2" x 14' 3" (3.40m x 4.34m)

Bedroom Three
9' 3" max x 14' 10" max (2.82m max x 4.52m max)

Bathroom

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welcome to

Newark Road, Bassingham Lincoln

- SPACIOUS & CHARACTERFUL DETACHED HOME
- THREE DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- 29FT LOUNGE / DINER
- GENEROUS SOUTH FACING GARDENS SURROUNDING

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£400,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124363 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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