



44 Newark Road
Bassingham

MOUNT & MINSTER



44 Newark Road

Bassingham

An executive detached residence in a popular village location

- Sought after village location
- Spacious detached family home
 - Four bedrooms
 - Three reception rooms
- Generous off road parking
- Downstairs shower room
 - 24 ft kitchen
 - Family bathroom
- Front and rear garden
 - No onward chain



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INTRODUCTION

An executive detached residence on a generous plot in the popular village of Bassingham, with accommodation briefly comprising, large entrance hall/reception room, living room with patio doors to rear garden, dining room, study /playroom, 24ft modern fitted kitchen, downstairs shower room, four bedrooms and four piece family bathroom.

LOCATION

Bassingham is an attractive and sought-after village with excellent transport links. Newark and the A1 are about 7 miles away with Newark Northgate providing a convenient train into London Kings Cross within around 75 minutes. The nearby A46 links Lincoln, Newark, Nottingham and the M1. The village itself is well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, hair dressers, a doctors surgery with dispensary and a respected primary school. A large village hall provides sporting facilities and clubs.

SCHOOLS

Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.

ACCOMMODATION

Entrance hall/Inner Hallway

Carpet, radiator x 2, recessed ceiling lights, uPVC double glazed windows x 2 to front ,stairs rising to first floor landing.

Downstairs shower room

Tiled flooring, uPVC double glazed window to side, sink In vanity unit, fully tiled, wall mounted WC, shower cubicle with mains shower, recessed ceiling lights wall mounted heated towel rail.

Dining room

Wooden flooring, uPVC double glazed window to side and rear, radiator, recessed ceiling lights.

Kitchen

Tiled flooring, electric underfloor heating, radiator, recessed ceiling lights, pedestrian access door to side, uPVC double glazed windows to side elevation, uPVC French doors to side leading to the garden, further radiator. Range of wall and base units roll top work surfaces over stainless steel sink and drainer Tiled splashbacks induction hob extractor oven, space for dishwasher space and plumbing for washing machine and tumble dryer space for free standing fridge freezer

Study

Carpet, ceiling light, radiator, uPVC double glazed window to rear.





Living room

Carpet, radiator, ceiling lights, uPVC double glazed windows and uPVC French doors to rear opening into garden, uPVC double glazed window to front.

Landing

Carpet radiator ceiling light, uPVC double glazed window to front, access to loft space, airing cupboard.

Bedroom one

Carpet, radiator, ceiling light, uPVC double glazed window to rear.

Bedroom two

Carpet radiator ceiling light, uPVC double glazed window to rear built in wardrobes.

Bedroom three

Carpet radiator, uPVC double glazed window to rear built in wardrobe.

Bedroom four

Carpet, uPVC double glazed window to front radiator ceiling light.

Bathroom

Tiled flooring, electric underfloor heating, uPVC double glazed window to side corner bath with mixer taps pedestal wash hand basin low level WC fully tiled recessed ceiling lights extractor shower cubicle with mains shower over heated towel rail.

OUTSIDE

The property is set well back from the road with a hedged front perimeter giving privacy to a lawned garden and extensive block paved driveway for multiple vehicles which in turn leads to a boiler room/ large attached storeroom with power/lighting and roller electric door. There is also a good-sized rear garden with large patio seating area, lawn, side access and storage shed.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: D

North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SERVICES

Mains water, drainage, electricity and oil central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of June 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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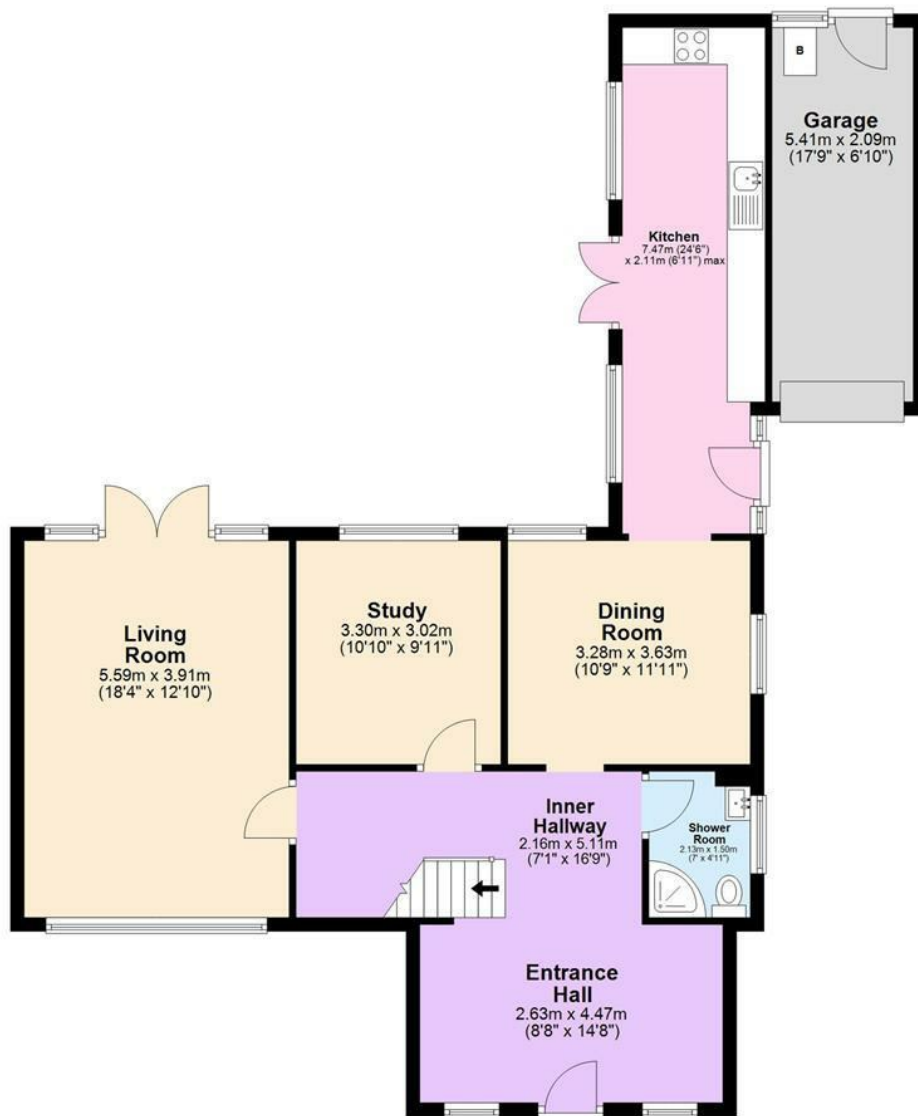
BUYER IDENTITY CHECKS

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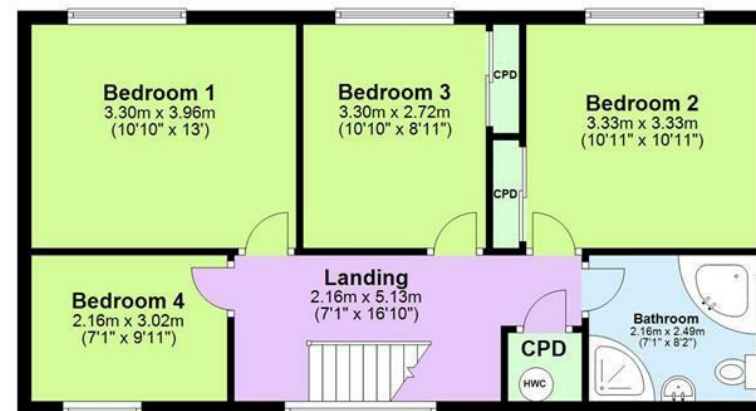




Ground Floor
Approx. 99.3 sq. metres (1068.6 sq. feet)



First Floor
Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 159.1 sq. metres (1713.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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