



Holmes Field, Bassingham

£140,000


MARTIN&CO

Holmes Field, Bassingham

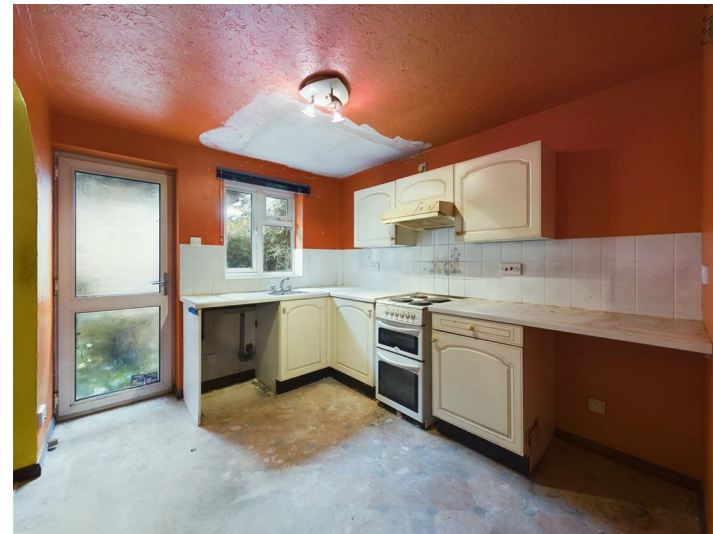
Bungalow - End Terrace
2 Bedrooms, 2 Bathroom

£140,000

Date Available:
Deposit:
null

- End Terraced Bungalow
- Extended
- Ensuite Bedroom
- Spacious Lounge
- Open Plan Kitchen Diner
- No Onward Chain
- EPC Rating - TBC
- Council Tax - A / Tenure: Freehold

Extended two bedroom end terraced bungalow situated within the desirable village of Bassingham. Internally comprising of a spacious lounge, open plan kitchen diner, bedroom with ensuite plus a further bedroom and shower room to the first floor. Property would benefit from renovation. No onward chain.



Extended two bedroom end terraced bungalow situated within the desirable village of Bassingham. Internally comprising of a spacious lounge, open plan kitchen diner, bedroom with ensuite plus a further bedroom and shower room to the first floor. Externally there is driveway parking for multiple vehicles, front garden plus an enclosed rear courtyard. Property would benefit from renovation. No onward chain.

Bassingham is situated between the market town of Newark on Trent and the cathedral city of Lincoln. The village of Bassingham offers amenities to include doctors surgery, shops, primary school and public houses.

EPC Rating - TBC
Council Tax Band - A
Tenure - Freehold

Draft Particulars
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Lounge
14'4" x 11'7"
PVC door and window to the front aspect, carpet flooring, light fitting, two storage heaters and an understairs cupboard housing the mains consumer unit.

Kitchen
10'1" x 8'4"
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding Belling cooker and extractor over, further undercounter appliance spaces to include plumbing for a washing machine. Vinyl flooring, light fitting, PVC door and window to the rear.

Dining Room
10'1" x 8'4"
Carpet flooring, two storage heaters, pendant fitting and a hatch access.

Bedroom
9'7" x 7'0"
PVC window to the rear, carpet flooring, pendant fitting and a storage heater.

Ensuite
5'3" x 4'6"
Fully tiled room comprising of a low level WC, vanity sink and a corner cubicle with electric shower. PVC window to the side, fan heater, light and extractor.

Stairs / Landing
PVC window to the front at the bottom of the stairs, carpet flooring, pendant fitting and an airing cupboard housing the hot water cylinder.

Bedroom
13'0" x 10'5"
Velux windows to the rear, carpet flooring, pendant fitting, loft hatch access and fitted bedroom furniture.

Shower Room
6'5" x 5'6"
Low level WC, pedestal wash basin and a mains fed shower cubicle. Low level wall tiling, carpet flooring, Velux window to the rear, spot light and a fan heater.

Outside
To the front is a block paved driveway suitable for multiple vehicles to park off road, garden laid to lawn with planted borders and lighting. The rear courtyard is fully enclosed, side gate, water supply and lighting. Shed is included within the sale.

Fixtures & Fittings.

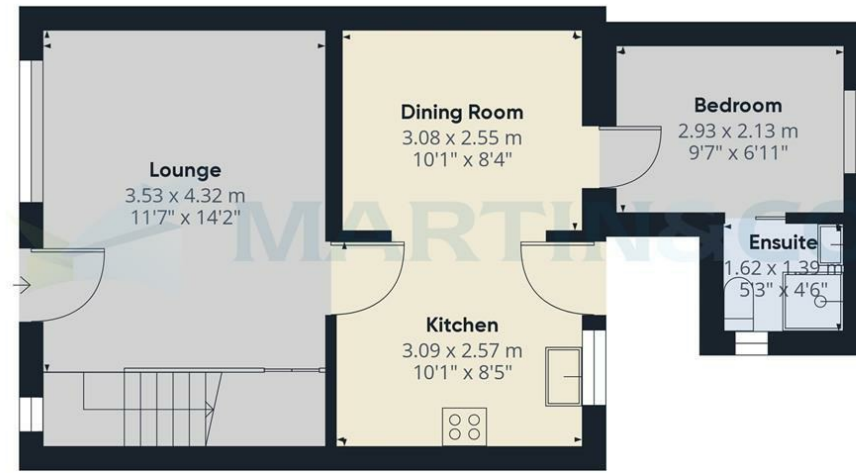


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾

62.24 m²
669.96 ft²

Reduced headroom

1.34 m²
14.42 ft²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.