



Water Lane, Bassingham, Lincoln

£350,000


MARTIN & CO

Water Lane, Bassingham,
Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£350,000

Date Available:

Deposit:

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- Detached Bungalow
- Generous Mature Plot
- Garage, Workshop and Carport
- Front and Rear Gardens
- Potential to Extend STPP
- Desirable Village Location
- No Onward Chain
- Freehold - Council Tax C - EPC Rating E

Three bedroom detached bungalow occupying a generous plot of approximately 0.2 acres STS on Water Lane within the highly desirable and well served village of Bassingham. This is a unique offering for those looking to downsize within a mature setting or to expand upon the potential. No onward chain.



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The accommodation comprises internally of a porch and entrance hall, dual aspect lounge, kitchen, three bedrooms and a wet room.

Externally there are mature gardens to the front and rear, a concrete driveway suitable for multiple vehicles to park off road and outbuildings to include a garage, workshop and carport.

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

EPC Rating - E
Council Tax Band - C
Tenure - Freehold

PORCH
4'8" x 3'11"
PVC entrance door and side panels, fitted matwell flooring, light fitting, electric meter and fuse box housed.

HALL
Carpet flooring, radiator, two pendant fittings, loft hatch access and wall mounted Potterton central heating controls.

LOUNGE
17'9" x 11'11"
Carpet flooring, light fitting, radiator, PVC windows to both the front and side aspect, Secure thermostatic control and an electric feature fire with hearth and surround.

KITCHEN
13'5" x 10'1"
Base and eye level units with roll edge work surfaces, tiled splashback and an inset stainless steel sink and drainer. Fitted double oven, electric hob with extractor over, space for both a fridge freezer and plumbing for both a washing machine and a dishwasher. PVC windows to the side and rear plus a PVC door to the garden, laminate flooring, radiator, wall extractor and a floor standing Camray oil fired boiler.

WETROOM
9'6" x 6'11"
Low level WC, wall mounted sink, electric shower with nonslip flooring and drain. Tiled walls, PVC windows to the rear, two light fittings and an extractor, electric fan heater and two storage cupboards one of which housing the hot water cylinder.

BEDROOM
11'0" x 10'4" max measurements
Carpet flooring, PVC window to the rear aspect, radiator, pendant fitting and fitted storage.

BEDROOM
12'6" x 11'0"
Carpet flooring, PVC window to the front aspect, radiator and a pendant fitting.

BEDROOM
9'1" x 7'10"
Carpet flooring, PVC window to the front aspect, radiator and a pendant fitting.



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		
		77
	44	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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