



Lincoln Road  
Bassingham

MOUNT & MINSTER

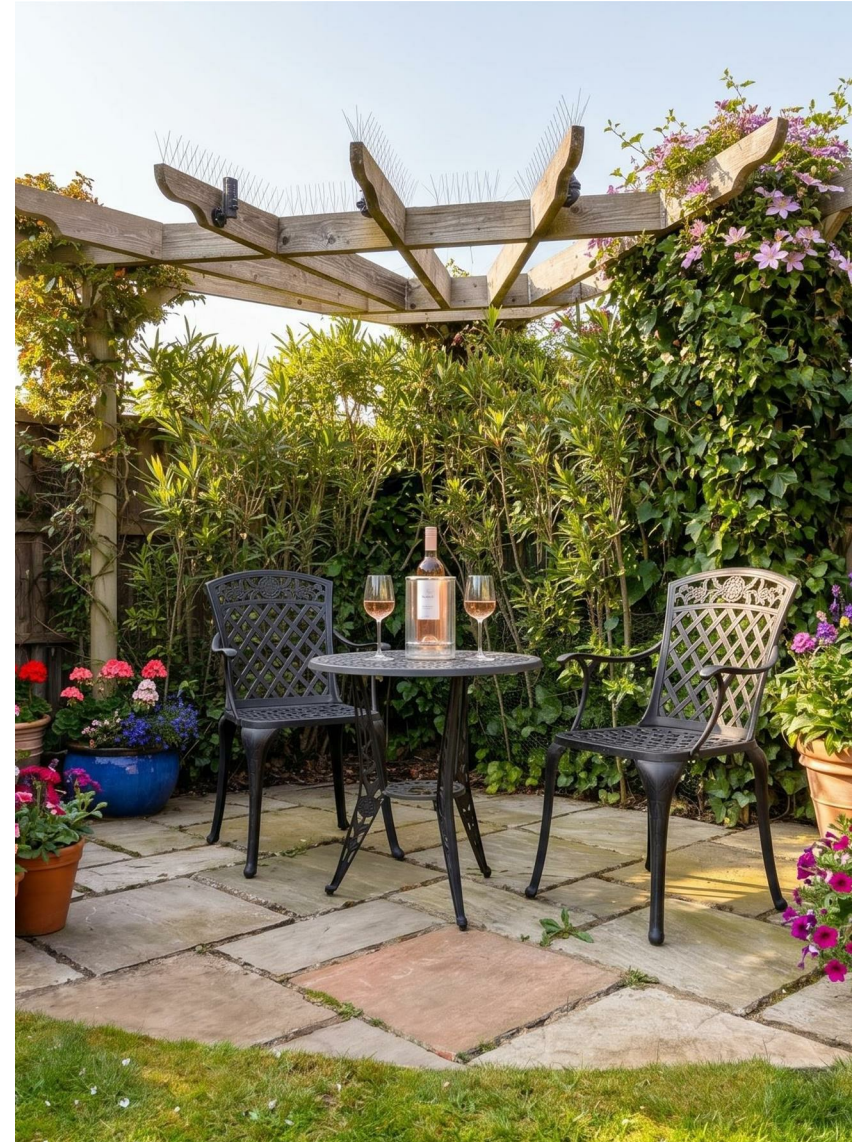


# Lincoln Road

Bassingham

An impressive executive-style residence with huge amounts of curb appeal and flexible, generous living accommodation from top to bottom.

- Detached Home
  - Kitchen Diner
    - Lounge
  - Dining Room
- Five Double Bedrooms
  - Dressing Room
  - Three Bathrooms
  - Double Garage
- Front & Rear Gardens
  - Enviably Village



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### INTRODUCTION

Standing prominently in this equally attractive and sought-after village, this splendid private home enjoys spacious living accommodation over three floors with versatility and a high-end finish throughout. Accommodation briefly includes an entrance hall with a kitchen diner complimented by a utility room, a lounge with a log burner and a dining room that could equally serve the new owners as a home office. On the first floor are three double bedrooms, with the master suite benefitting from an impressive ensuite shower room and an even more awe-inspiring dressing room, together with the family bathroom and two more double bedrooms on the second floor with a further shower room.

### OUTSIDE

The property is approached onto a large gravel driveway with private parking for multiple vehicles. There is a small lawned area to the front aspect, while side gates lead to the rear of the property with a large lawned garden. There are flower beds and shrubs, a greenhouse and covered BBQ area, together with two paved seating areas providing ideal space for outdoor dining and entertaining.

### 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.

### SERVICES

The property enjoys mains electricity, water and drainage. The property is heated with oil.

### ENERGY PERFORMANCE CERTIFICATE

Rating: C

### COUNCIL TAX BAND

Band: F

North Kesteven District Council

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### TENURE

Freehold with vacant possession on completion.





### VIEWINGS

By prior arrangement with the Agents: 01522 716450.

### ADDITIONAL INFORMATION

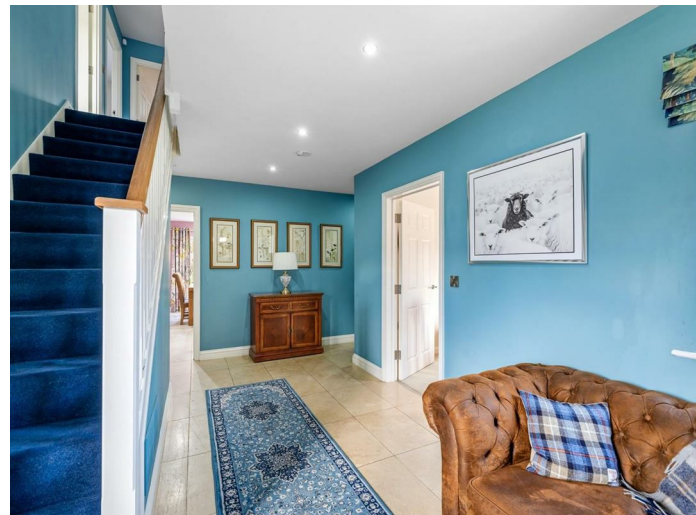
For further details, please contact Ellen Norris at Mount & Minster:

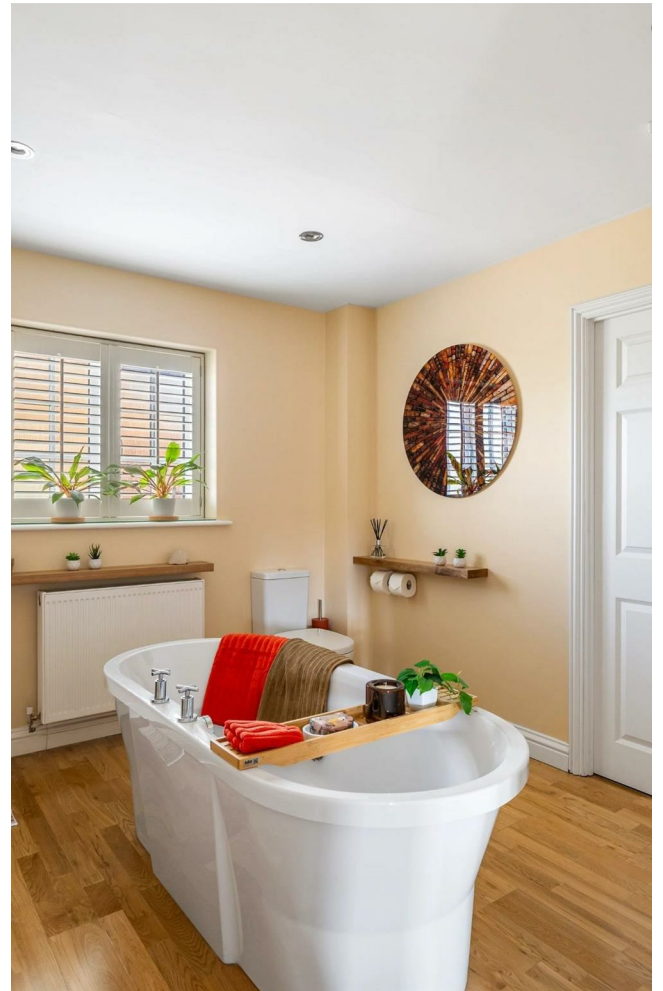
T: 01522 716204

E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

### BUYER IDENTITY CHECKS

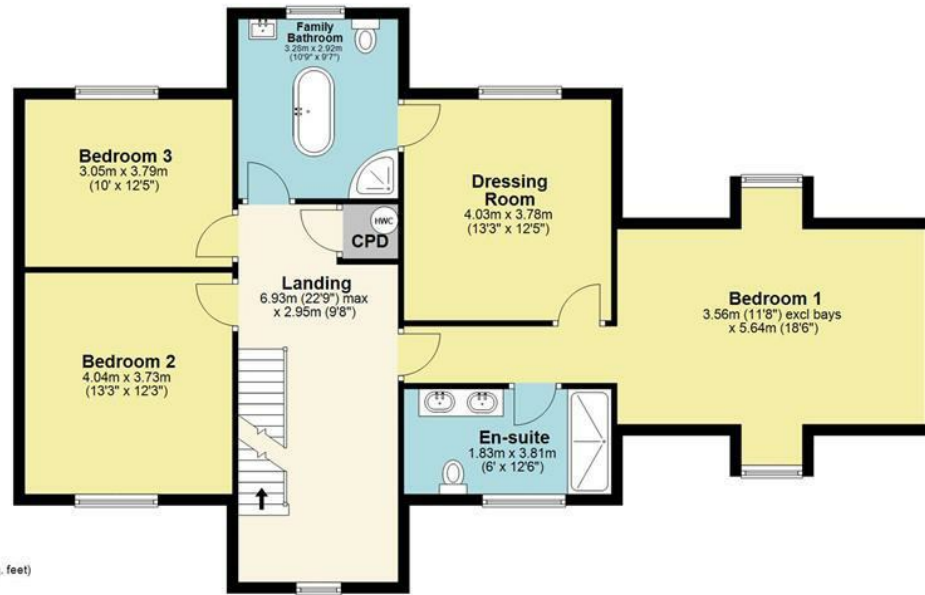
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





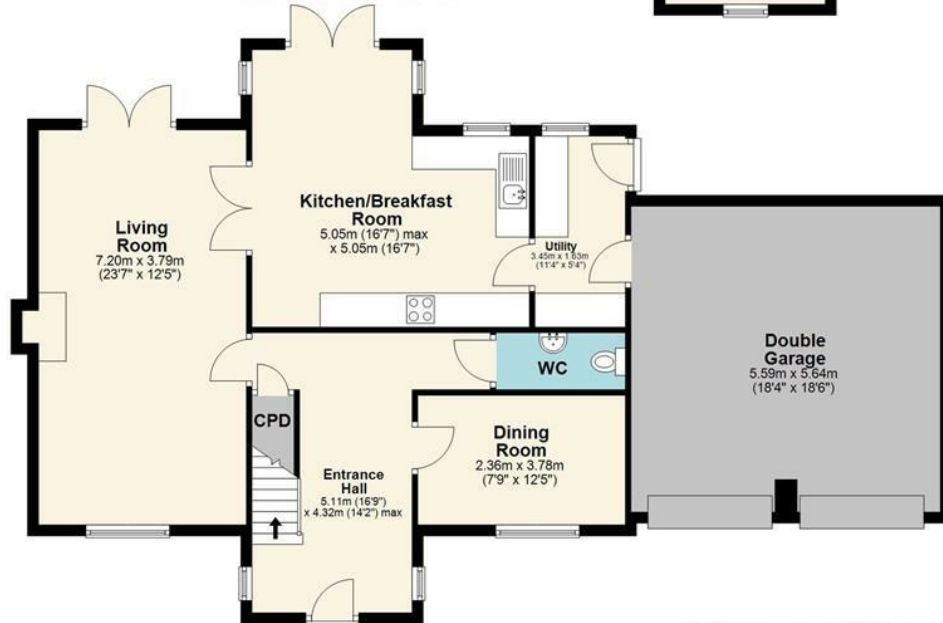
### First Floor

Approx. 107.7 sq. metres (1159.1 sq. feet)



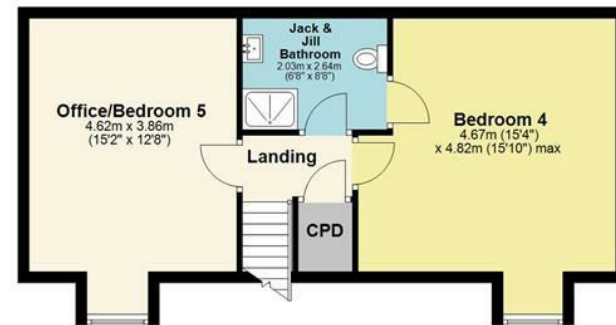
### Ground Floor

Approx. 117.3 sq. metres (1262.8 sq. feet)



### Second Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 276.8 sq. metres (2979.5 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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71 Lincoln Road, Bassingham

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