



42 Newark Road
Bassingham

MOUNT & MINSTER



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Bassingham

An executive detached residence in a popular village location

- Detached executive residence
 - Popular Village location
 - Four bedrooms
 - En suite
 - Dining room
 - Sitting room
 - Detached annexe
 - Conservatory
 - Ample off road parking
 - Gated access



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INTRODUCTION

An executive detached residence on a generous plot in the popular village of Bassingham, with accommodation briefly comprising, entrance hall, downstairs WC, living room, dining room, conservatory, kitchen, utility and sitting room to the ground floor. To the first floor there are four bedrooms, en suite, and family bathroom.

The property also benefits from a versatile annexe which is currently utilised as a home gym but could easily be used as a home office or living accommodation which consists of an open plan living room/bedroom area with fitted kitchenette and WC, ideal for multi generational living or a potential additional income source.

OUTSIDE

The property is accessed via wooden electric gates, the driveway to the property leads to ample off road parking for several vehicles. The front garden is primarily laid to lawn with mature planted trees and shrubs with pedestrian access gates to both sides of the property providing access to the rear and the detached annexe.

The rear garden is primarily laid to lawn with mature planted shrubs and trees, with a wooden workshop/shed, greenhouse and further garden storage boxes. A patio which can also be accessed from the conservatory provides the ideal spot to sit and enjoy the garden and alfresco dining.

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.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: E
North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

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 September 2024.

ADDITIONAL INFORMATION

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

T: 01522 716204

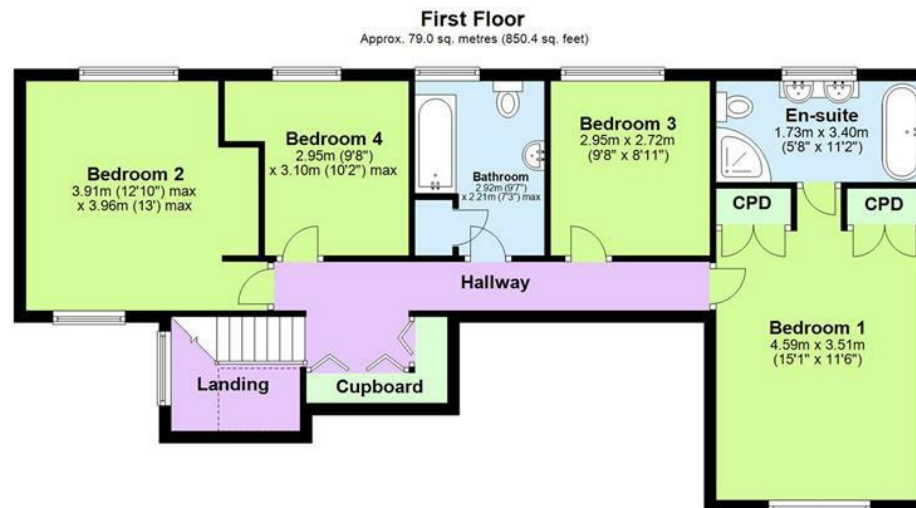
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BUYER IDENTITY CHECKS

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.







Main area: Approx. 175.0 sq. metres (1883.4 sq. feet)
Plus outbuildings, approx. 32.6 sq. metres (350.8 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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