



8 Manor Paddocks
Bassingham

MOUNT & MINSTER



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Bassingham

A well presented spacious five bedroom detached family home in a popular village location.

- Detached substantial three storey residence
 - Five Double bedrooms
 - Generous garden
 - Driveway & Double garage
 - Popular village location
 - En suite and dressing room
 - Large kitchen/diner
 - Two reception rooms
 - Shower room and Bathroom
- Dining room with bifold doors opening onto garden



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INTRODUCTION

This impressive executive five bedroom detached three storey residence has well considered accommodation throughout making it an ideal family home, situated in the popular village of Bassingham. The accommodation briefly comprises entrance hall, WC, living room, large kitchen diner with an island unit and breakfast bar, integrated appliances include fridge freezer, two ovens, induction hob with extractor and dishwasher, there is also a separate pantry and utility, the large light and airy kitchen leads into the dining room with bifold doors providing access out onto the patio and garden beyond, which flood the space with light, there is also a family room making this a great entertaining space.

To the first floor the principle bedroom benefits from an en suite and separate dressing room, there are a further two bedrooms and family bathroom. with a further two bedrooms and shower room to the second floor.

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 school buses from the village for Carre's Grammar school at Sleaford, and the village itself also falls within the catchment area for The King's Grammar school and the Kesteven & Grantham Girls school at Grantham.

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.

OUTSIDE

To the front a driveway leads to a double garage with power and light and provides off road parking with electric car charging point, the front garden is primarily laid to lawn with mature planted beds, and a pedestrian side gate from the driveway provides access to the rear garden.

To the rear there is a wrap around patio that can be accessed from the dining room and utility, the garden is primarily laid to lawn with mature planted beds and trees, and a decked seating area provides the perfect spot for alfresco dining.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: F
North Kesteven 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 June 2025.

ADDITIONAL INFORMATION

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

T: 01522 716204

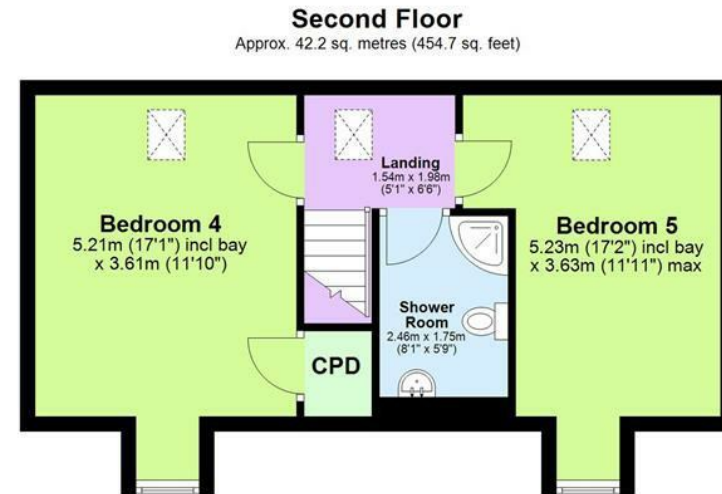
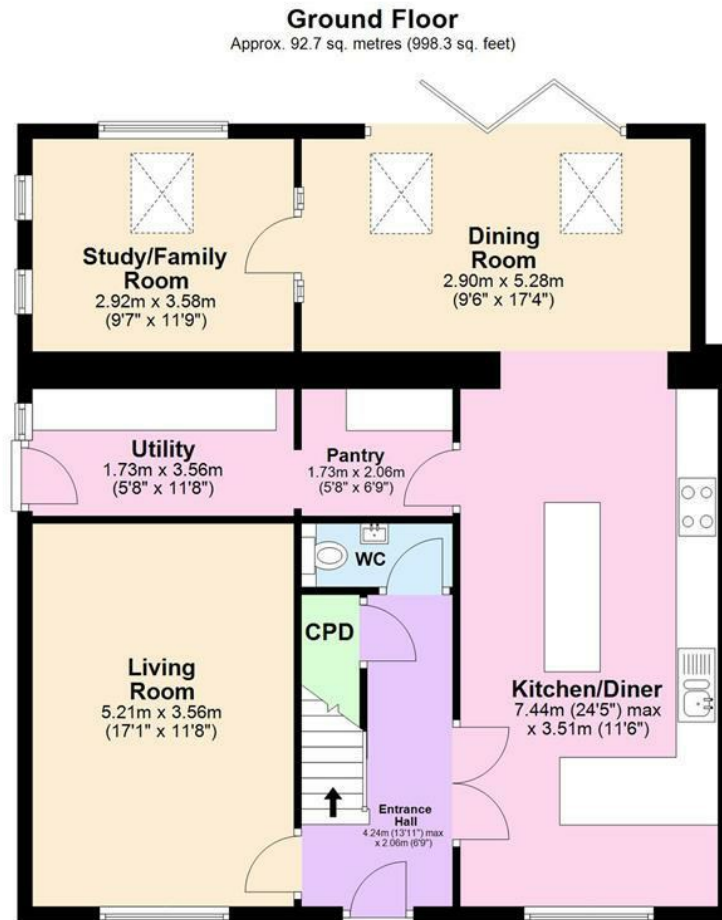
E: Ellen@mountandminster.co.uk

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.







Total area: approx. 201.4 sq. metres (2167.8 sq. feet)

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