



Ash Tree Way  
Lincoln

MOUNT & MINSTER



# Ash Tree Way

## Lincoln

- Delightful three bedroom unfurnished townhouse with two bathrooms
- Located in the desirable village of Bassingham
- Available immediately
- Garage and off road parking

### INTRODUCTION

A delightful property set in the popular village of Bassingham. This bright and spacious three bedroom, two bathroom town house with an enclosed garden, garage and off road parking is a must see property and it is available immediately.

### LOCATION

Bassingham is an attractive and sought-after village with excellent transport links. Newark and the A1 are approximately 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.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, the nearby City of Lincoln is one of the most historic cities in the country. The Cathedral Quarter, at the top of the aptly named 'Steep Hill', features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln and the surrounding villages one of the most perfect places to live.

### ACCOMMODATION

#### ENTRANCE HALL

Access from the private front garden leading through the front door to a hallway with laminate flooring, a radiator and ceiling light. Leading from this room is a downstairs WC, the kitchen and living room.

#### LIVING ROOM

**4.55 x 4.54 narrowing to 3.43 (14'11" x 14'10" narrowing to 11'3")**

Bright spacious room with laminate flooring, two radiators, understairs storage cupboard, electric fire with surround and two ceiling lights. Access to the rear garden via sliding patio doors.







**KITCHEN**

A well equipped kitchen with built in units and solid wood worktop, with breakfast bar. Appliances as follows: 1 1/2 bowl ceramic sink, cooker hood, ceramic hob, electric oven, built in fridge/freezer, built in dishwasher and plumbing for a washing machine. There is a double glazed window to the front, tiled floor and radiator.

**DOWNSTAIRS W/C**

Laminate flooring, radiator, corner wash basin, toilet, double glazed window, extractor, ceiling light, fuse board and control panel for solar panels.

**BEDROOM ONE**

**5.29 x 2.88 narrowing to 3.53 (17'4" x 9'5" narrowing to 11'6")**

Built in storage, two double glazed windows, carpet to floor, radiator and ceiling light.

**EN-SUITE**

Three piece bathroom suite including, enclosed shower cubicle, W/C and washbasin. Flooring to be replaced with vinyl, Velux skylight, heated towel rail, bathroom cabinet, extractor and ceiling light.

**BEDROOM TWO**

**3.58 x 3.18 narrowing to 1.54 x 2.14 (11'8" x 10'5" narrowing to 5'0" x 7'0")**

Carpet to the floor, two double glazed windows, radiator, built in storage and ceiling light.

**FAMILY BATHROOM**

A good size family bathroom comprising of bath with half height tile over, W/C, pedestal washbasin, double glazed window, radiator, extractor, built in tank cupboard and ceiling light. Flooring to be replaced with Vinyl.

**BEDROOM THREE**

**4.36 x 2.48 (14'3" x 8'1")**

Carpet to floor, radiator, ceiling light and double glazed window with view overlooking fields beyond.

**OUTSIDE**

The front garden is laid to lawn with hedgerow edging, and a pathway leading to the front door. The rear is accessed via the lounge leading in to a private garden with closeboard fencing surround and rear gate, giving access to the garage and parking area. The rear garden itself is laid to lawn with a paved patio area and raised planters. There is a pathway which leads to a fenced off/shrub covered area which houses the oil tank. The oil boiler is situated within the rear garden. There are solar panels mounted to the rear roof.

**PARKING**

A large single garage and a covered parking bay at the rear of the property.

**EPC**

EPC: B

**COUNCIL TAX**

Band C

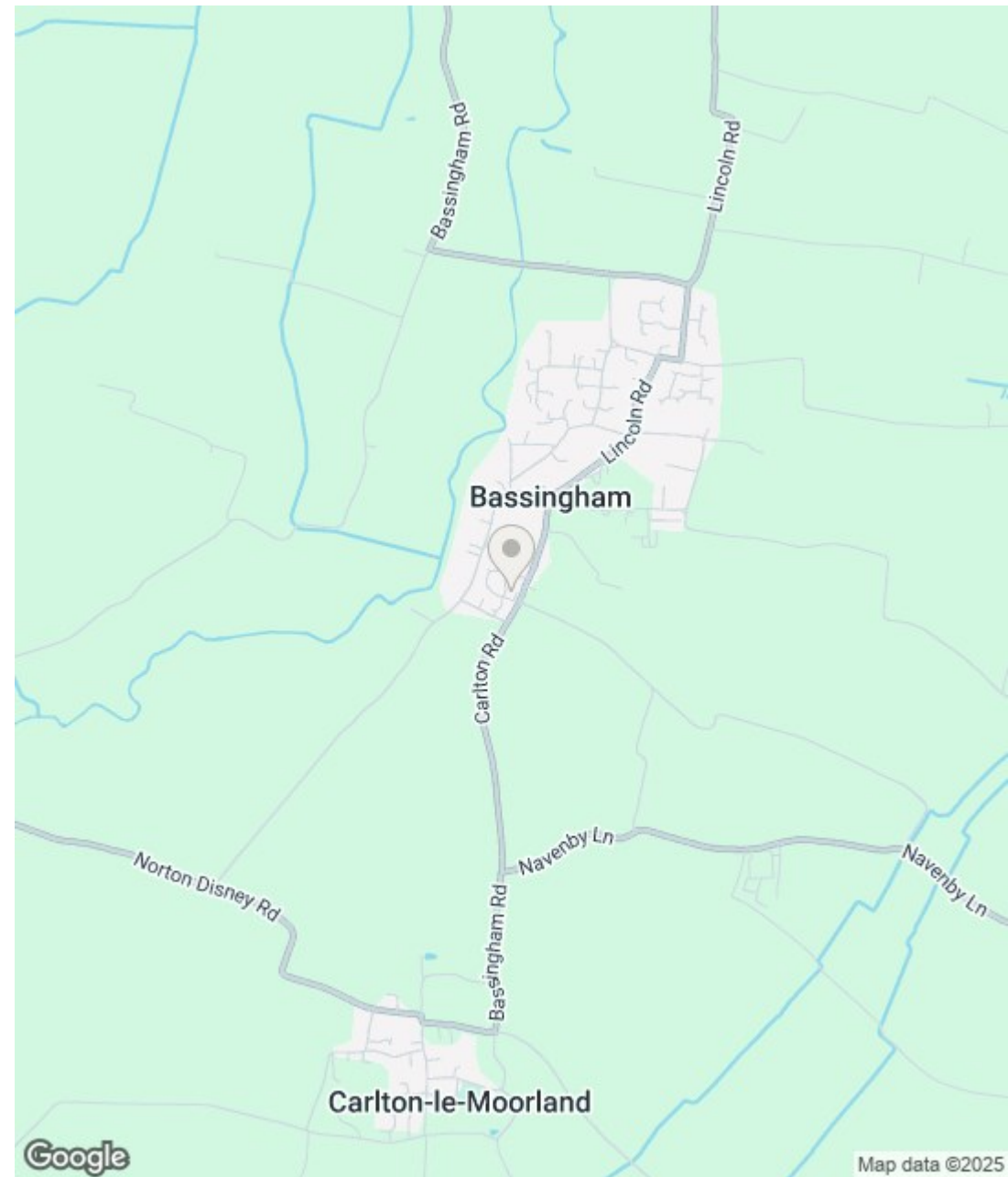
**PARTICULARS**

Drafted following clients' instruction of December 2024.

**VIEWINGS**

By prior arrangement with the sole letting agent (01522 716204).





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