



# The Hawthorns 32, Lincoln Road

Bassingham | Lincoln | LN5 9JX

£350,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# The Hawthorns 32

Lincoln Road | Bassingham

Lincoln | LN5 9JX

£350,000

A Rare Opportunity to Buy a Detached Bungalow in this Hotly Sought After Village which benefits from a Double Garage. Located in the ever popular Bassingham Village which has a Vibrant Community Feel with many Clubs, Exercise Classes, Bowls Club and other Groups run from the Hammond Hall (village hall), Two Pubs, Church and Primary School. Both the Five Bells and Bugle Horn are known for their pub menus. There are many events throughout the calendar to take part in, including the Bassingham Ball and Bassingham Show to name just a couple. There is a Post Office and General Store, Doctors with Pharmacy, Spar with the renowned Hicksons Butchers, Hairdressers, Beauticians and you are half way (nine miles each) from Lincoln and Newark both can be reached by bus.

This is a Spacious Bungalow which is now ready to be Re-Loved by a new owner. It is set in established gardens behind double opening ranch gates. The well proportioned accommodation comprises in brief; Veranda Entrance, Porch, Welcoming Reception Hall, Cloakroom, Large Living Room, Good Sized Separate Dining Room, Kitchen, Garden Room, Three Bedrooms and Bathroom plus En-Suite Shower Room. Outside the bungalow nestles in mature Gardens to Front and Rear, Driveway with Parking for around three Cars and access to the Double Garage. Offered For Sale with No onward Chain.

- Hotly Sought After Village
- Rarely Available Detached Bunaglow
- Spacious Rooms Throughout
- Kitchen & Garden Room
- Established Front & Rear Gardens
- Vibrant Village Community
- Double Garage plus Parking
- Two Receptions & Three Bedrooms
- Cloakroom, Bathroom & En-Suite
- No Onward Chain

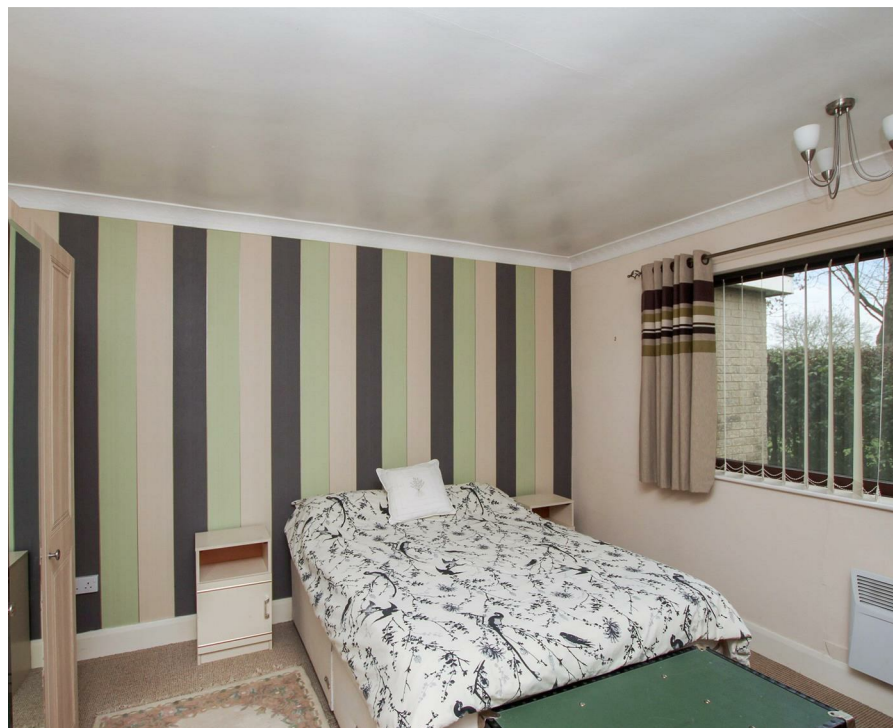
## Veranda Entrance

Doors to Double Garage and to:-

## Entrance Porch

Approached via half uPVC panelled and half double glazed entrance door with stained and leaded feature. uPVC double glazed side screen. Quarry tiled floor. Single glazed inner door and side screen to:-





### Welcoming Reception Hall

10'2 max x 11'5 (3.10m max x 3.48m)

Coving. Two night storage heaters. Linen cupboard with additional storage cupboard over. Wood panel style doors off. Access to loft space.

### Cloakroom

White suite of w.c. with concealed cistern and wash hand basin in vanity unit with double cupboard under and matching adjoining double cupboard. Tiling to water sensitive areas. Coving. Window to front.

### Spacious Living Room

18'4 x 14'1 plus chimney recesses (5.59m x 4.29m plus chimney recesses)

Bow window to the front. Two windows to side. Night storage heater. Electric fire on marble hearth and surround with display alcoves and formerly having been an open fire. Glazed door to:-

### Good Sized Dining Room

11'6 x 12'5 (3.51m x 3.78m)

Panel effect walls. Night storage heater. Window to rear. Beamed ceiling. Glazed door to:-

### Fitted Kitchen

9'3 x 12'4 (2.82m x 3.76m)

Beech effect wall and base units with brushed steel handles. Matching double opening, work-surfaces mounted, dresser style storage cupboard. Additional matching work-surfaces mounted storage cupboard. Built-in wine rack. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Built-in electric oven, hob and extractor. Tiled floor and splashbacks. Windows to side and rear. Wall mounted electric heater. Glazed door to Reception Hall and multi pane glazed door to:-

### Garden Room

8'1 x 6'2 (2.46m x 1.88m)

Windows to sides, front and rear. Double glazed, double doors to rear garden. Tiled floor.

### Bedroom One

11'1 x 11'11 (3.38m x 3.63m)

Coving. Wall mounted convector heater. Window to side. Doorway to:-



### En-Suite Shower Room

Step-in shower cubicle. Low level w.c. Wash hand basin in vanity unit with double cupboard under. Tiling to water sensitive areas. Heated towel rail. Fan heater.

### Bedroom Two

10'4 x 11'10 (3.15m x 3.61m)

Window to rear. Coving. Wall mounted electric convactor heater.

### Bedroom Three

10'3 max x 8'0 max (3.12m max x 2.44m max)

Window to rear. Coving. Wall mounted convactor heater.

### Bathroom

Panelled bath with shower and screen over. W.C. with concealed cistern. Wash hand basin in vanity unit with double and single fitted cupboards. Tiled to full height with dado tile. Tiled floor. Window to side. Heated towel rail. Fan heater.

### Front Garden

Set behind mature hedgerow and approached through double opening ranch style gates and leading to tarmac driveway with parking for around three cars and access to the Double Garage. Lawn. Flower beds and borders. Two gated accesses to Rear Garden

### Double Garage

15'9 x 15'10 (4.80m x 4.83m)

Up and over door. Fitted larder unit and matching base units topped by work-surfaces. Light and electric Window to side. Door to Veranda entrance.

### Rear Garden

Mature hedgerow. Lawned areas. Expanse of patio. Flower and herbaceous beds and borders.

### Additional Information

Tenure: Freehold

Services: Electric Heaters, Mains Electric, Water, and Drainage

Council Tax Band: C - North Kesteven

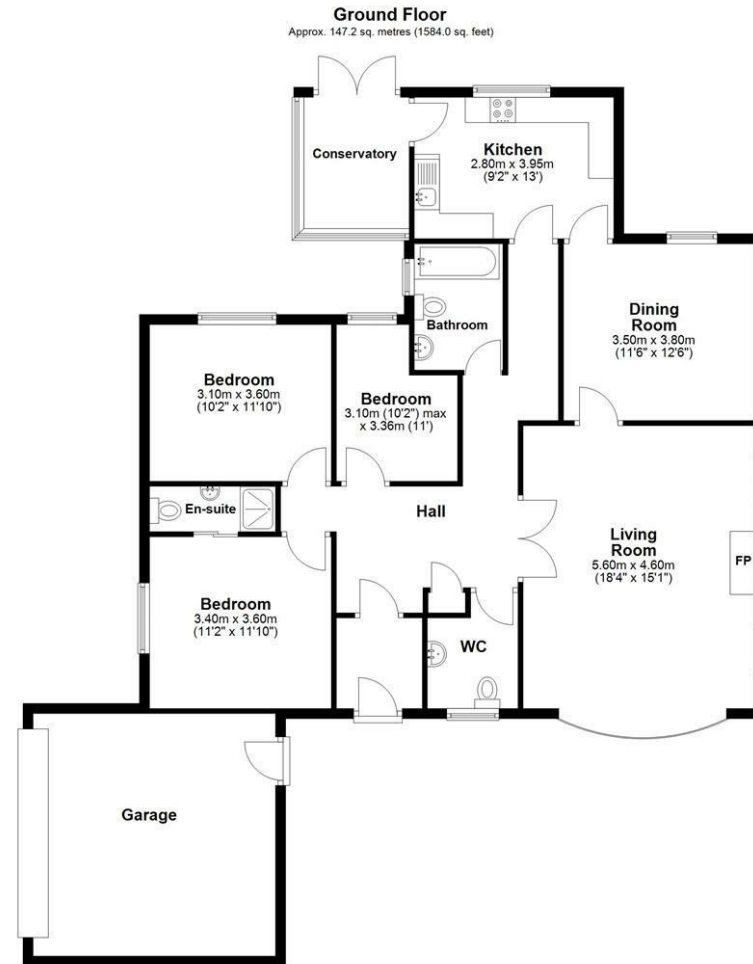
EPC Rating: E

Agents Note: There is a connection to the seller of this bungalow and a member of staff at Perkins, George, Mawer & Co





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 147.2 sq. metres (1584.0 sq. feet)  
Robin Mapleston (info@epc4property.net) / Plan is for illustration and marketing purposes only  
 Plan produced using PlanUp.

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.