



32, Newark Road

| Bassingham. Lincoln | LN5 9HA

Offers In The Region Of £400,000



Perkins George Mawer & Co.

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

# 32

Newark Road |

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Offers In The Region Of £400,000

A Rarely Available and Cherished, Bay Fronted Detached Home having been under the Current Ownership for over Forty Five Years. The house enjoys a Very Large Plot and offers the next Custodians the chance to Stamp their own Personality onto it and by Lovingly bringing it back up to date with a program of work, it could also benefit from further extension making it a real 'Forever Home'.

It is in the Ever Popular Bassingham Village location, towards the edge of the village within walking distance of the new Holmes Parish Woodland. The village is extremely well served and has a thriving village community, centred around the Hammond (Village) Hall, including an annual Ball and the Bassingham, Village Show. It has a well regarded Primary School plus the Five Bells Pub and The Bugle Horn, both selling great pub food. There is a Doctors Surgery, Greens Village Store and Post Office, Spar with renowned Hickson's Butchers plus Hairdressers, Dog Groomers, Weekly visiting Grimsby Fish Van and many more aside.

The accommodation has uPVC double glazing and comprises in brief; Reception Hall, Sitting Room, Family/Dining Room, Kitchen/Breakfast Room with Walk-in Pantry, Rear Porch and Cloakroom. On the First Floor there are Four Bedrooms and a Bathroom. Outside is an absolute delight with Open Field Views to the Rear, a Large Garden and Plot plus Not One but Two Double Garages plus parking for Numerous Cars.

The owners are also suited with their new home!

- Cherished Home for Over 45 Years
- Sought After Village Location
- Two Receptions & Kitchen/Breakfast
- Large Gardens and Plot
- Two Double Garages
- Scope for Improvement and Extension
- Open Countryside Views
- Four Bedrooms & Bathroom
- Parking for Numerous Cars
- \*\* More Photos To Follow Soon \*\*

## Reception Hall

Approached through wood panelled door. Storage heater. Window to side. Radiator powered by the Multi Fuel Stove. Stairs to First Floor with cupboard under. Doors to Sitting Room plus Family/Dining Room.





### Sitting Room

11'6 x 14'5 plus bay (3.51m x 4.39m plus bay)

Bay window to the front, additional window to side. Open fire. Storage heater.

### Family/Dining Room

11'5 x 21'4 (3.48m x 6.50m)

Multi fuel stove which heats the hot water and Reception Hall radiator. Windows to sides. Glazed door to:-

### Kitchen/Breakfast Room

14'6 x 12'0 (4.42m x 3.66m)

Range of white fitted wall and base units, white work-surfaces extending to form breakfast bar. One and a half bowl single drainer sink top. Built-in electric oven and hob with extractor over. Walk-in Pantry Cupboard. Windows to sides and rear. Tiled splashbacks. Storage heater. Door to:-

### Rear Porch

Sliding door to Cloakroom. Door to Rear Garden.

### Cloakroom

White suite of Low level W.C. Pedestal wash basin. Tiled to full height. Window to rear.

### First Floor Landing

Window to side. Access to loft space. Airing cupboard housing hot water cylinder with immersion heater.

### Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Fitted wardrobes. Windows to front and side. Electric wall mounted heater.

### Bedroom Two

11'5 x 10'11 (3.48m x 3.33m)

Fitted wardrobes. Windows to side and rear.



### Bedroom Three

11'8 x 11'11 (3.56m x 3.63m)

Window to rear with Countryside Views. Storage heater.

### Bedroom Four

7'11 x 9'0 (2.41m x 2.74m)

Windows to front and side. Wall mounted electric heater.

### Bathroom

Four piece suite of double ended bath, separate shower cubicle, pedestal wash basin and Low level W.C. Tiled to full height. Electric heater. Window to side.

### Front Garden

Two areas of lawn. Tarmac driveway providing parking for numerous cars and access to the Two Double Garages. Herbaceous borders and beds. Mature hedgerow.

### Double Garage One

23'1 x 18'11 (7.04m x 5.77m)

Twin Double opening timber doors. Light and electric.

### Double Garage Two

17'4 x 19'0 (5.28m x 5.79m)

Twin double opening timber doors. Light and electric.

### Rear Garden

Expanse of patio with large lawn beyond. Soft Fruit enclosures. Two timber garden sheds. Coal store. Cold water tap. Mature hedgerow.

### Additional Information

Tenure: Freehold

Services: T.B.C.

Council Tax Band: D - North Kesteven

EPC Rating: E

Agents Note 1: Any Extensions would be subject to any necessary Planning or Permissions.

Agents Note 2: We believe that at least some of the upstairs of the property will need rewiring and have taken this into account with our valuation.

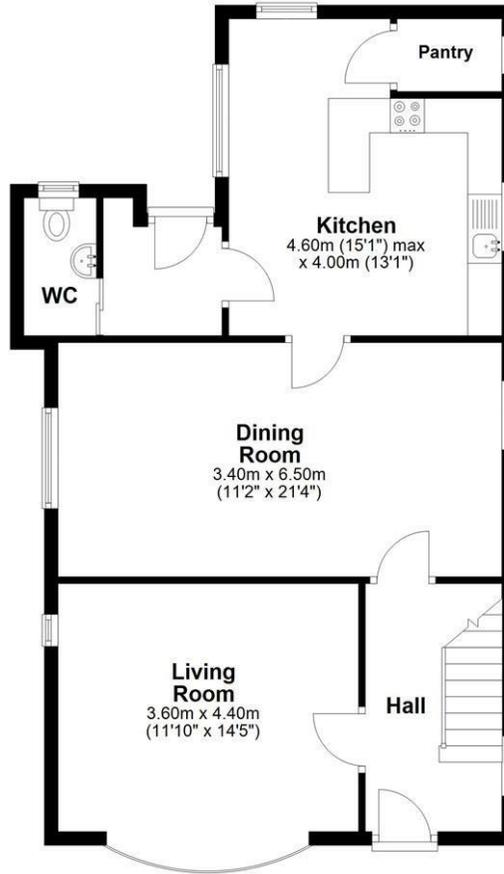




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### Ground Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



### First Floor

Approx. 65.0 sq. metres (699.1 sq. feet)



Total area: approx. 136.0 sq. metres (1463.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.