



41, Ash Tree Way

| Bassingham, Lincoln | LN5 9GY

£250,000



Perkins George Mawer & Co.

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

41

Ash Tree Way |

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A Fantastic Opportunity to Buy a Family, First Time or Investment Purchase, Three Bedroom End-Terraced in this Wonderful and Bustling Village. The village has a thriving Community Feel and Vibe with plenty going on for those that like to partake, there's the Annual Village Show, Monthly Summer Car Boots, Two Good Pubs serving great food, Tennis Courts, Cricket Club, Football Teams and a Bowling Green plus a good Primary School, Doctors, Chemists and Beautiful Countryside Walks for anyone that loves the 'Outdoor Life'.

This home is warmed by an Electric Boiler through radiators and is retained by uPVC Double Glazing. It has a Modern Styling and Decor and an enclosed Rear Garden, which is perfect for children to play or for anyone with dogs. The accommodation comprises in brief: Reception Hall, Cloakroom, Kitchen/Breakfast Room, Spacious Living Room, Three Bedrooms, En-Suite Shower Room and a Re-Fitted Bathroom. Outside there are Gardens to Front and Rear, Parking for Two Cars and a Single Garage.

- Suit Families, Investment & F.T.B.'s
- Sought After Bustling Village
- Modern Kitchen/Breakfast
- Spacious Living Room
- Three Bedrooms & Two Bathrooms
- Enclosed Rear Garden
- Garage & two Parking Spaces
- Vendor Suited

Reception Hall

Approached through panelled entrance door with two double glazed inserts. Coving. Radiator. White panel doors off. Wood effect floor. Coat/storage cupboard.

Cloakroom

White suite of Low Level W.C. Corner wash hand basin. Tiled splashbacks. Radiator. Window to front. Wood effect.

Kitchen/Breakfast Room

12'2 x 7'11 (3.71m x 2.41m)

Comprehensive range of ash wood finish modern wall and base units, wall units with pelmets and concealed lighting under. Terrazzo style roll-top work-surfaces having inset one and a half bowl, single drainer stainless steel top. Built-in electric oven, hob and extractor. Tiled splashbacks. Tiled floor. Radiator. Window to front.





Living Room

13'9 x 15'2 (4.19m x 4.62m)

Patio doors to garden. Window to rear. Coving. Radiator. Stairs to First Floor.

Landing

Wood banister and white turned spindles. Window to side. Access to loft. Radiator. Airing cupboard housing electric boiler and water tank.

Bedroom One

8'5 x 10'11 plus wardrobes (2.57m x 3.33m plus wardrobes)

Two Double fitted wardrobes. Radiator. Window to rear. Door to:-

En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Chrome heated towel rail.

Bedroom Two

9'6 x 8'5 (2.90m x 2.57m)

Window to front. Radiator.

Bedroom Three

7'4 x 6'6 plus recess (2.24m x 1.98m plus recess)

Window to rear. Radiator.

Re-Fitted Bathroom

Modern white suite of panelled bath having shower and screen over.

Trough style sink in pale grey 'floating' vanity unit with drawers. Low Level W.C. Tiling to water sensitive areas. Window to front. Chrome heated towel rail.

Front Garden

Mostly laid to lawn. Block paved driveway with Parking for Two Cars and access to:-

Single Garage

17'1 x 0'3 (5.21m x 0.08m)

Up and over door. Light and electric. Door to Rear Garden.

Rear Garden

Paved patio for 'outdoor dining and entertainment'. Lawn

Additional Information

Tenure: Freehold


Services: Mains electric, water and drainage. Electric Boiler supplying radiators

EPC Rating: T.B.C.

Council Tax Band: B - North Kesteven



Energy Efficiency Rating

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

Floor Plan to Follow

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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.