



Ash Tree Way, Bassingham, Lincoln

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 OLIVER REILLY



Ash Tree Way, Bassingham, Lincoln

Asking Price: £235,000

- ATTRACTIVE CONTEMPORARY HOME
- QUIET CUL-DE-SAC POSITION
- LARGE LOUNGE & MODERN KITCHEN
- SOUTH-EASTERLY FACING GARDEN
- DELIGHTFUL VILLAGE WITH AMENITIES!
- THREE-STOREY ACCOMODATION
- THREE DOUBLE BEDROOMS
- GF W.C, 1ST FLOOR BATHROOM, 2ND FLOOR EN-SUITE
- LARGE GARAGE & CARPORT TO REAR
- A MUST VIEW HOME! Tenure: Freehold EPC 'B' (84)



ENTRANCE HALL: 10'2 x 3'3 (3.10m x 0.99m)

Accessed via a secure oak external front door. Providing laminate flooring, a ceiling light fitting, smoke alarm, double panel radiator, central heating thermostat, carpeted stairs rising to the first floor with an open-spindle balustrade. Access into the kitchen, lounge/diner and ground floor W.C.

GROUND FLOOR W.C: 5'9 x 3'3 (1.75m x 0.99m)

Of modern design. Providing laminate flooring, a low-level W.C, corner fitted ceramic wash hand basin with chrome taps and partial walled tiled splash backs. Ceiling light fitting, double panel radiator. Access to the high-level electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

CONTEMPORARY KITCHEN: 11'1 x 7'9 (3.38m x 2.36m)

Of contemporary design. Providing complementary tiled flooring. The well-appointed modern fitted kitchen hosts a range of cream shaker-style wall and base units with solid oak flat edge work surfaces over and walled tiled splash backs. Inset white ceramic 1.5 bowl sink with drainer and mixer tap. Integrated fridge freezer, dishwasher and electric oven with four ring induction hob over and stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine. Fitted breakfast bar and additional provision for a tumble dryer. Ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation.

LARGE LOUNGE/DINER: 15'9 x 14'5 (4.80m x 4.39m)

A WONDERFUL AND VERY SPACIOUS RECEPTION ROOM. Providing modern laminate flooring, two ceiling light fittings, a double panel radiator, TV and telephone point Central feature fireplace houses and inset electric flame-effect fire, with raised hearth and a solid surround. Large fitted walk-in storage cupboard. uPVC double glazed sliding doors open out into the lovely South-Easterly facing rear garden. Max measurements provided.

FIRST FLOOR LANDING: 10'2 x 3'5 (3.10m x 1.04m)

With carpeted flooring, and open-spindle balustrade with oak handrail. Ceiling light fitting, smoke alarm, double panel radiator. Access into the family bathroom and two DOUBLE bedrooms.

BEDROOM TWO: 14'3 x 8'2 (4.34m x 2.49m)

A SPACIOUS DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the rear elevation. Overlooking the lovely rear garden. Max measurements provided.

BEDROOM THREE: 13'1 x 11'8 (3.99m x 3.56m)

A FURTHER DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring a ceiling light fitting, double panel radiator and extensive fitted wardrobes. uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 7'8 ft. (2.34m).

FIRST FLOOR BATHROOM: 10'5 x 6'3 (3.18m x 1.91m)

With carpeted flooring. A panelled bath with chrome mixer tap and overhead shower facility, with medium height tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome mixer tap and partial walled tiled splash backs. Fitted airing cupboard houses the hot water cylinder. Shower point, ceiling light fitting, extractor fan and a double panel radiator. Obscure uPVC double glazed window to the rear elevation.

LOCATION! LOCATION! LOCATION!

Say hello to this attractive contemporary town house. Boasting a deceptively spacious, bright and airy, free-flowing internal layout. The property enjoys a lovely position within a respectable, quiet and sought-after cul-de-sac, in the desirable and well-served village of Bassingham. Conveniently positioned for ease of access into the historic City of Lincoln and market Town of Newark-on-Trent. The property has been exceptionally well-maintained and is primed and ready for your immediate appreciation! The well-appointed layout comprises: Entrance hall, ground floor W.C, modern fitted kitchen with integrated appliances and breakfast bar and a LOVELY WELL-PROPORTIONED LOUNGE/DINER. The first floor landing leads into a three-piece bathroom and TWO DOUBLE BEDROOMS. One of which hosts extensive fitted wardrobes. The second floor welcomes the LARGE MASTER BEDROOM. Offering copious fitted wardrobes and an en-suite shower room. Externally, you'll be more than impressed by the delightful, fully enclosed SOUTH-EASTERLY FACING REAR GARDEN. A rear access gate leads out onto a shared private access road, with a multi-car block paved driveway, with the added benefit of a 23 FT SINGLE GARAGE with an attached carport. Emphasizing the excellent parking options available. Further benefits of this marvellous modern beauty include uPVC double glazing throughout, oil-fired central heating, OWNED solar panels and a high energy efficiency rating (EPC: B). Prepare to be IMPRESSED from the moment you step inside! This is a true gem!





SECOND FLOOR LANDING:

4'5 x 3'4 (1.35m x 1.02m)

With carpeted flooring, an open-spindle balustrade with oak handrail. A fitted storage cupboard, ceiling light fitting and smoke alarm. Access into the master bedroom via a fire door.

MASTER BEDROOM:

18'3 x 10'5 (5.56m x 3.18m)

A DELIGHTFUL DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a central loft hatch, with extensive boarding. Generous fitted wardrobes. Two uPVC double glazed windows to the front elevation. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

7'4 x 5'5 (2.24m x 1.65m)

Of modern design. Providing carpeted flooring. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial walled tiled splash backs. Ceiling light fitting, towel rail and Velux roof light to the rear elevation.

LARGE GARAGE:

23'8 x 10'6 (7.21m x 3.20m)

Located to the rear of the property. Via a shared access road with neighbouring homes. Of brick built construction with a pitched pantile roof. Very generously proportioned. Accessed via a manual up/over garage door.

ATTACHED CARPORT:

22'2 x 8'2 (6.76m x 2.49m)

Attached to the garage, with a pitched pantile roof. Providing covered off-street parking.

EXTERNALLY:

The front aspect provides a paved pathway, leading to the oak front entrance door with storm canopy and access to the concealed electricity meter. The front garden is laid to lawn with a low-level front hedge-row boundary. The well-appointed, fully enclosed SOUTH-EASTERLY FACING rear garden is predominantly laid to lawn, with a paved patio and pathway, leading to the bottom of the garden, with a secure timber rear access gate, opening out onto the block paved driveway, into the garage and carport. The garden has raised plant beds, an external light, outside tap, access to the external boiler and concealed oil tank at the bottom of the garden. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, solar panels to the rear aspect and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Solar Panels:

The vendors has confirmed the 11 solar panels to the rear roof elevation are OWNED OUTRIGHT. Benefiting from a feed-in tariff and the added benefit of reduced electricity and hot water.

Approximate Size: 985 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (84)

Local Information & Amenities: Bassingham:

Bassingham is an extremely sought after and very well served Village, positioned with excellent access onto the A46 into the City of Lincoln (approx. 9 miles away) and into the historic market town of Newark-On-Trent (approx. 10 miles away), which hosts a direct fast link train service, from North Gate Station to London Kings Cross Station in approximately 80 minutes, along with ease of access onto the A1 corridor. The village provides a regular bus service and a wide range of on-hand amenities including: Two convenience stores, one of which is a Post Office and another containing a butchers, two popular public houses, one with a superb restaurant, a doctors surgery, an excellent primary school, Village (Hammond) hall, playing park and sports complex.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

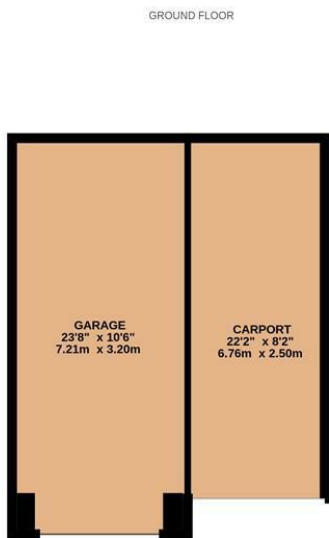
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

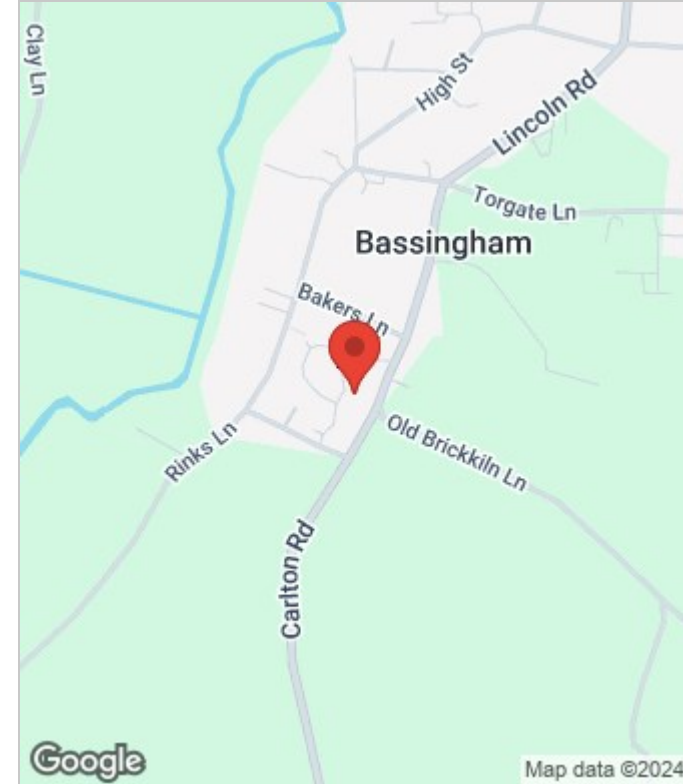
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	