

High Street, Bassingham, Lincoln

Approximate gross internal area:

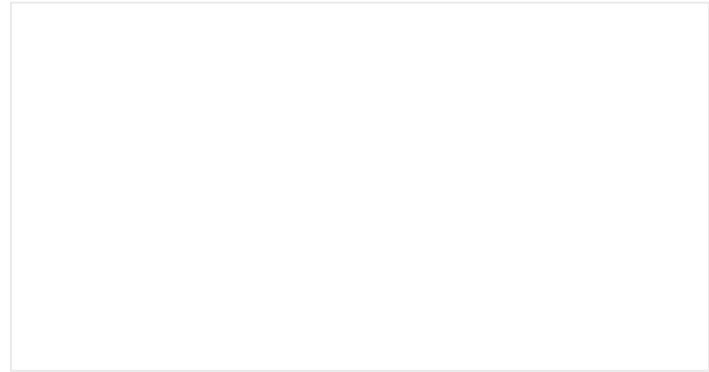
Main house *Insert measurements*

Insert area *Insert measurements*

Insert area *Insert measurements*

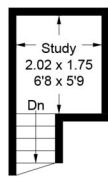
Total **Insert total**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

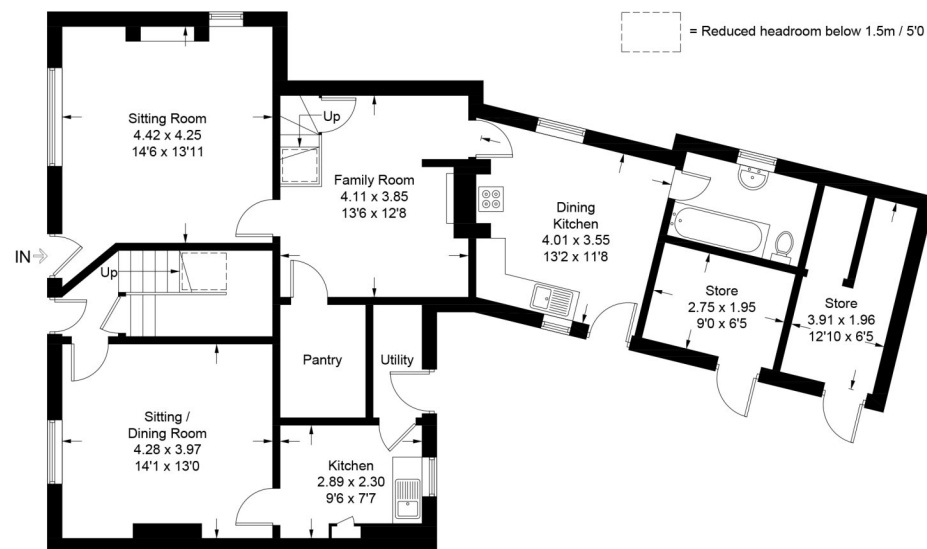


60-62 High Street

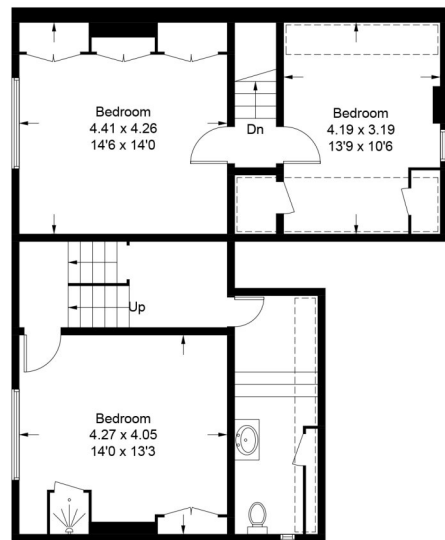
Approximate Gross Internal Area
 Ground Floor = 110.2 sq m / 1186 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Total = 186.5 sq m / 2007 sq ft



First Floor

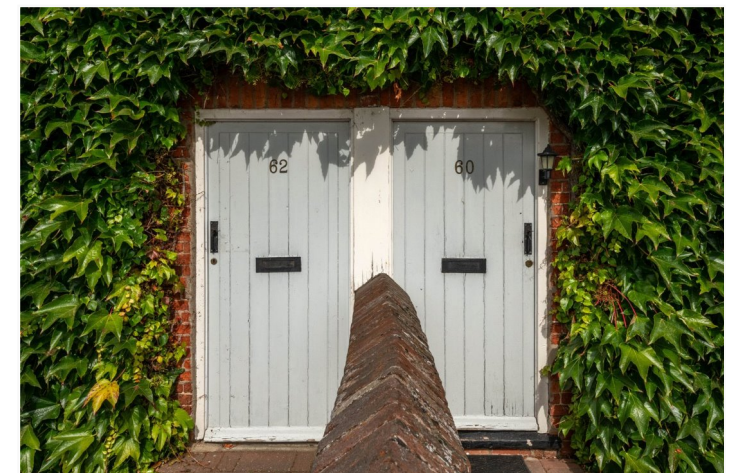


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



60&62 High Street, Bassingham, Lincoln, Lincolnshire, LN5 9EY

£300,000 Freehold

Winkworth are delighted to bring to the market this unique character property in the popular village of Bassingham. The village is conveniently located for access to both Newark and Lincoln and also offers very good communication links via the A46/A1 and Mainline access to London via Newark Station. The cottage was originally one whole property, but was split to make two separate homes. Number 62 has a spacious sitting room, family room, dining kitchen, bathroom and two double bedrooms. Number 60 has a spacious sitting/dining room, kitchen, utility area, double bedroom with shower and separate WC and basin in the bathroom. Outside, there are two separate front doors, storage outhouses and a large mature garden with patio, lawns, trees and shrubs. The current owners have rented the one bedroom cottage for several years, always proving attractive to potential tenants. This really is a very pretty property in the heart of a sought after village. It is available with no upward chain.

Early viewing is highly recommended to appreciate the property.

EPC - TBC

Winkworth

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth

See things differently.

ACCOMMODATION

Number 62

Sitting Room - 14'6" x 13'11" (4.42m x 4.24m) with front aspect window, side aspect window, feature fireplace and exposed beams.

Family Room - 13'6" x 12'8" (4.11m x 3.86m) with side aspect window, open fire, exposed beams and a large walk-in pantry.

Dining Kitchen - 13'2" x 11'8" (4.01m x 3.56m) with two side aspect windows, side aspect door leading to the garden, a range of fitted wall and base units and hard flooring.

Bathroom - with side aspect window, low level WC, wash hand basin, panel bath with shower over, extractor fan and hard flooring.

Bedroom 1 - 14'6" x 14' (4.42m x 4.27m) with front aspect window and a range of fitted wardrobes.

Bedroom 2 - 13'9" x 10'6" (4.2m x 3.2m) with rear aspect window and a fitted cupboard.

Number 60

Sitting/Dining Room - 14'1" x 13' (4.3m x 3.96m) with front aspect window, exposed beams and open fire.

Kitchen - 9'6" x 7'7" (2.9m x 2.3m) with rear aspect window, a range of fitted wall and base units and hard flooring.

Utility area - with fitted cupboard and door to the garden.

Bedroom - 14' x 13'3" (4.27m x 4.04m) with front aspect window, upright cubicle shower and fitted wardrobe.

Bathroom - with low level WC, wash hand basin and fitted storage cupboard.

Open study area - 6'8" x 5'9" (2.03m x 1.75m)

Brick outhouse 1 - 9' x 6'5" (2.74m x 1.96m)

Brick Outhouse 2 - 12'10" x 6'5" (3.9m x 1.96m)

