



Village Farm  
Lincoln

MOUNT & MINSTER



## DESCRIPTION

A unique semi-detached property benefitting from the original features associated with a barn conversion, with the added benefit of modern, open plan living having only been converted in 2012.

This warm and welcoming home is clad with attractive red cedar wood and benefits from beautiful floors, modern lighting, double glazed wooden windows, low annual energy bills and original features throughout. The property has a 'hygge' feel throughout, a danish word used to describe intimacy and togetherness.

## LOCATION

Bassingham is a popular Lincolnshire village benefitting from two public houses, a primary school, a post office, doctors surgery and a village shop. Bassingham benefits from an active community with many clubs and activities arranged for children and adults. Excellent transport links to London are available via train from either the nearby City of Lincoln or the historic market town of Newark-On-Trent. Nearby airports include East Midlands and Humberside. The A1 trunk road is within commuting distance.

## ACCOMMODATION

### Living Room 20'8" x 19'11"

A large and spacious reception room with engineered oak flooring and LED downlights. The living room is heated via the underfloor heating and an attractive log-burner on a raised hearth with exposed redbrick behind.

### Kitchen 16'5" x 10'8"

A modern and well fitted kitchen with bespoke high and low units with recycled granite-quartz glass work surfaces. The floor is made up of porcelain stone and again the space is excellently lit with LED downlights. A Rangemaster dual fuel oven is located below an extractor with a stainless steel tiled splash back between the two. The hob is LPG powered and the underfloor heating continues throughout this area. A dishwasher and fridge are integrated behind the wooden door units together with a stainless steel sink and drainer integrated and sunk into the attractive work surfaces. A breakfast bar is located at the end of the work-tops (exposed redbrick above) with french doors located opposite giving access into the courtyard garden.

### Utility

The flooring continues through from the kitchen (heated) with additional storage units, plumbing for a washing machine and further downlights.

### Cloakroom

The downstairs cloakroom accommodates extensive hanging hooks for coats as well as w.c. with sink and lit mirror above.

### Stairs/Landing

The stairs are accessed from the main reception room and rise to the first floor with a timber banister, carpeted steps and exposed redbrick wall. The landing is carpeted and accommodates the airing cupboard and boiler.

### Bedroom One

15'7" x 10'8"

Carpeted throughout with LED downlights above. Exposed feature beams and integrated wardrobe and storage cupboards.

### Bedroom Two

18'10" x 10'7"

Carpeted throughout with downlights above. Extensive integrated wardrobes and further exposed feature beams.

### Bathroom

Tiled floor and alternative-tiled walls. Three piece suite including bath with shower above including glass screen and contemporary side-taps, w.c. and pedestal sink with storage below and a lit mirror. Heated towel rail located to the corner of the room.

## OUTSIDE

The property is accessed via a privately owned tarmacadam drive and onto the gravel driveway suitable for multiple vehicles. The rear garden is made up of a landscaped courtyard with a large central sweet chestnut tree and additional fruit trees to the border including plum and apple. Additional plants include fern and roses. The majority of the garden is paved and there are also low maintenance gravel beds and a useful storage shed. A reclaimed oak railway-sleeper seating area conveniently allows for garden furniture.

- Barn Conversion
- Modern Kitchen
- Courtyard

- Open Plan Living
- Two Bedrooms
- EPC: B

