



## 6 Brocklebank Close

Bassingham, Lincoln, LN5 9LJ

**£200,000**

This is a well presented three bedroomed bungalow located in this popular village of Bassingham. The property has internal accommodation briefly comprising of Reception Hallway, Lounge, Dining Room, Kitchen, Two Storage Cupboards, Three Bedrooms and a Family Bathroom. Outside there is ample blocked paved off road parking to the front and a paved seating area with lawned gardens to the rear. Viewing of the property is highly recommended.







#### **SERVICES**

Mains electricity, water and drainage.  
Oil fired central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

From the A46 dual carriageway heading towards Newark, turn left signposted Haddington and Aubourn. Proceed along for some time towards the village of Thurlby. Proceed through the village of Thurlby and turn left onto Bassingham Road taking you into the village. Upon entering the village of Bassingham on Bassingham Road, turn right on to Croft Lane and proceed along, turning left on to Linga Lane. Proceed along Linga Lane and turn right onto Lincoln Road, proceed along and turn left onto Eastgate bear round to the right at the top of Eastgate and Brocklebank Close can be located on the right hand side.







## LOCATION

The property is located within the popular village of Bassingham which lies to the south of Lincoln. The village is close to the A46 (Lincoln to Newark) Bypass and has a wide range of local facilities including a Five Bells Public House and Restaurant, a school, shops, post office, doctors surgery and a pharmacy. For more information visit our Bassingham video guide at <https://mundys.net/area-guide/bassingham/>.

## RECEPTION HALLWAY

With UPVC door to the front aspect, doors to the lounge, dining room, three bedrooms, family bathroom and two storage cupboards with shelving, access to the roof void, LED spotlights and a radiator.



## LOUNGE

12' 4" x 16' 0" (3.76m x 4.88m) , with UPVC window to the front aspect, radiator, multi-fuel burner with tiled hearth and wooden surround and a radiator.

## DINING ROOM

15' 10" x 8' 7" (4.83m x 2.62m) , with UPVC windows to the front and side aspects, radiator, wooden flooring, space for dining room table and door to the kitchen.

## KITCHEN

15' 3" x 8' 7" (4.65m x 2.62m) (converted from the garage), with UPVC windows to the front and side aspects, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for cooker, automatic washing machine, dishwasher and fridge freezer, floor mounted combination oil fired central heating system, wall mounted units with complementary tiling below and LED spotlights to the ceiling.



## BATHROOM

6' 10" x 7' 5" (2.08m x 2.26m) , with UPVC window to the side aspect, suite to comprise of bath with separate shower, WC and wash hand basin with vanity unit, radiator and partly tiled walls.

## BEDROOM 1

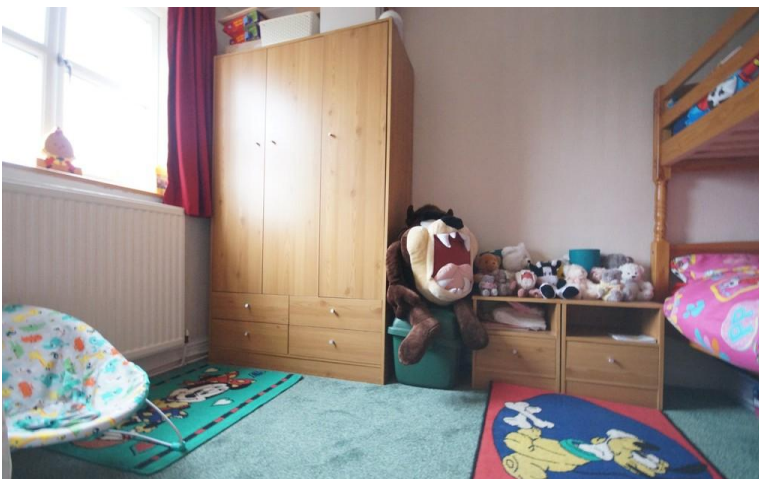
11' 2" x 12' 4" (3.4m x 3.76m) , with UPVC window to the rear aspect and radiator.

## BEDROOM 2

10' 8" x 9' 9" (3.25m x 2.97m) , with UPVC window to the rear aspect and radiator.

## BEDROOM 3

11' 5" x 7' 4" (3.48m x 2.24m) , with UPVC window to the rear aspect and radiator.





## OUTSIDE

To the front of the property there is a lawned garden with a blocked paved driveway providing off road parking for many vehicles. To the rear of the property there is a paved seating area with lawned gardens, flowerbeds, shed and a concealed oil tank.

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## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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