



Grange Farm Cottage, Linga Lane
Bassingham, Lincoln, Lincolnshire, LN5 9LD

£500,000

4 Bedroom Detached House

- Freehold
- Detached Family Home
- 4 Bedrooms
- Approximately 0.5 Acre Plot (STS)
- Triple Garage
- Gated Block Paved Driveway
- Beautiful Field Views
- Semi Rural Location
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Grange Farm Cottage, Linga Lane, Bassingham, Lincoln, Lincolnshire, LN5 9LD](#)



Overview

This charming four bedroom detached home, originally dating back to circa 1903, has been thoughtfully extended to create a spacious and versatile family property set within approximately half an acre (sts). Enjoying a semi-rural position with open field views, the home offers a peaceful countryside lifestyle while still being within easy reach of local amenities.

Located on the outskirts of the well-served and popular village of Bassingham, the property benefits from access to a doctors' surgery with its own dispensary, post office, convenience store, two public houses and a primary school. The Hammond hall and sports centre on Lincoln Road in Bassingham provides a focal point for community activities. Regular bus routes connect to Newark, North Hykeham and Lincoln. Newark (Northgate) train station serving the East Coast mainline is approximately nine miles from the property via the A46.



The accommodation is both generous and flexible, with the ground floor comprising a welcoming entrance hall, a cosy sitting room, a large lounge diner with a new stove recently fitted, a spacious kitchen diner, boot room, WC, and a separate shower room. Upstairs, there are four well-proportioned bedrooms and a family bathroom. A staircase leads to a converted loft room, ideal for storage or potential further use.

Outside, the property is approached via a gated block paved driveway offering parking for multiple vehicles and access to a triple garage. The mature garden wraps around the house and currently accommodates chickens, making it ideal for those with an interest in hobby farming or a more self-sufficient lifestyle. The property also benefits from oil-fired central heating which has recently had the tank replaced and uPVC double glazing throughout.

This is a rare opportunity to acquire a characterful and spacious home in a peaceful rural setting with the convenience of village life close by.

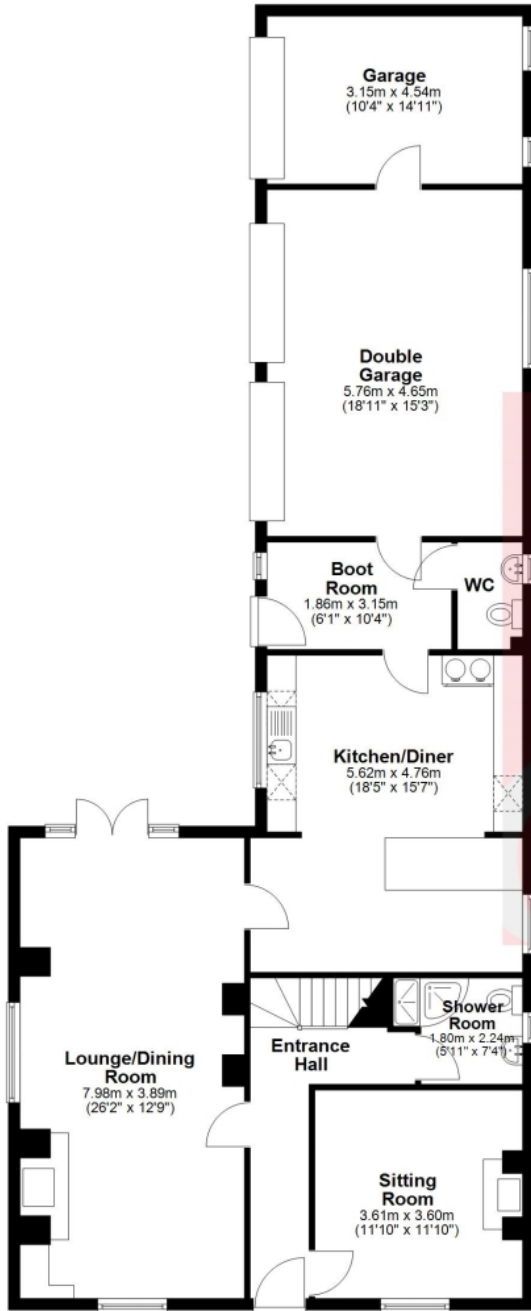
Agent's Note: We have been informed by the vendor that the property was converted from a septic tank system to a fully certificated sewage treatment system in 2017. This is sized for up to six persons and has been fully serviced since installation. Additionally, the property underwent underpinning works in the 1980's to all of the external and internal walls, under the direction of a structural engineer, to reinforce the original foundations. We understand that there has been no further movement since completion of these works. Supporting documentation is available to prospective purchasers upon request.





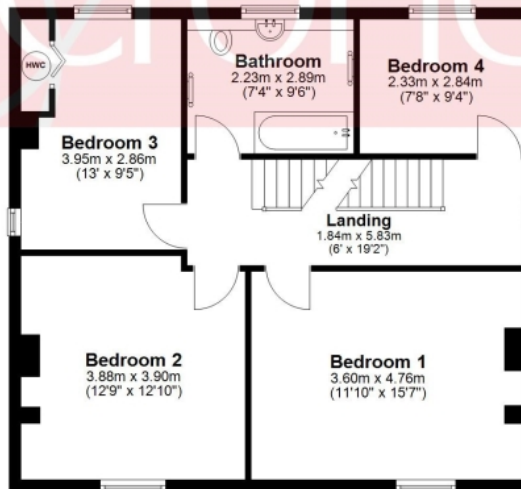
Ground Floor

Approx. 134.0 sq. metres (1442.1 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.4 sq. feet)

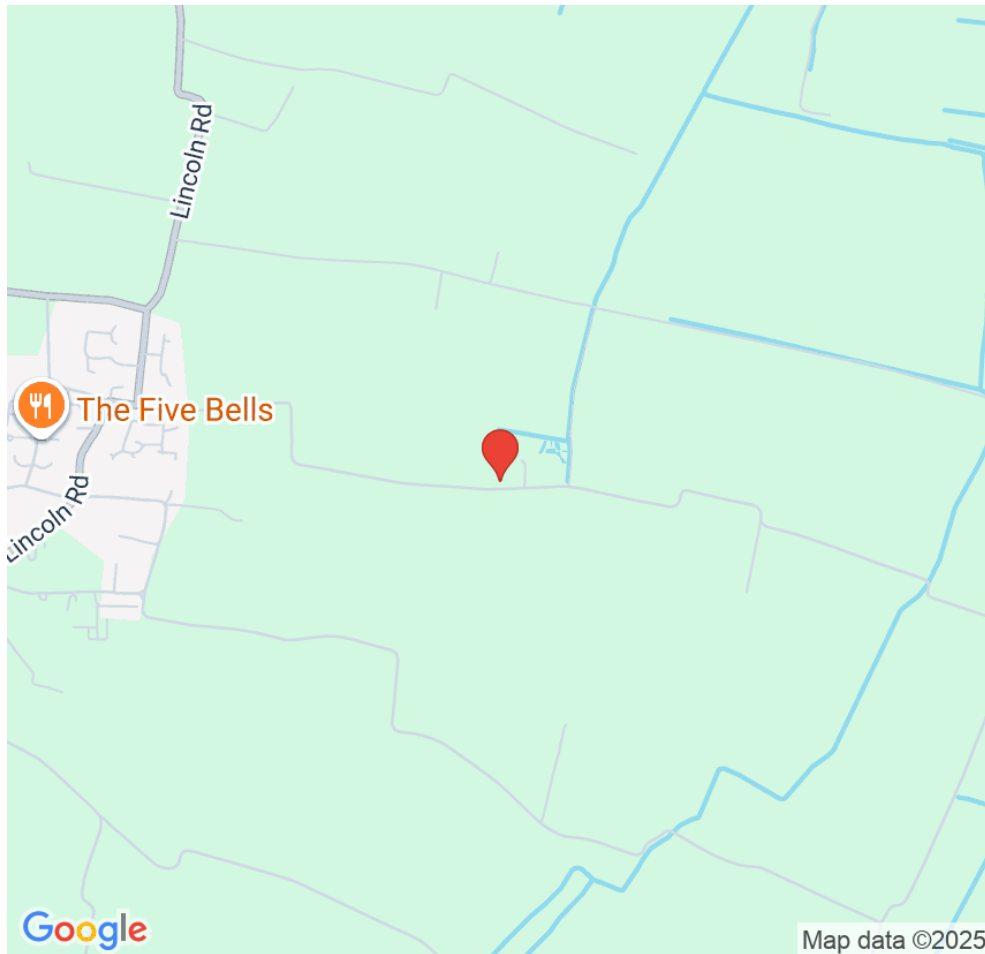


Total area: approx. 230.0 sq. metres (2475.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Grange Farm Cottage, Linga Lane, Bassingham, Lincoln, Lincolnshire, LN5 9LD





Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus⁺

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



Grange Farm Cottage, Linga Lane, Bassingham
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822