



The Rectory, 10 Church Lane

Bardney, Lincoln, LN3 5TZ

£385,000

A fantastic opportunity to purchase this large detached family home situated in a non-estate location within the centre of the village of Bardney, overlooking the village Church. The property sits on a generous sized plot with gardens to the front and rear and a driveway providing off road parking which also gives access to the Detached Garage. Internally, the property requires some updating and has living accommodation briefly comprising of Entrance Hall, Inner Hallway, Lounge, Sitting Room, Family Room, Downstairs WC, Kitchen Diner, Rear Entrance and a Utility Room. To the First Floor there are five Bedrooms and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer. **The vendors have received a positive response to a pre-planning application to erect 1no. dwelling on the Land to the rear of 10 Church Lane, Bardney.**





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BUYER INFORMATION

Restricted covenant and overage. The buyer should be aware that the property is subject to a restrictive covenant limiting the property to use as a single house or private dwelling. In addition an overage provision would be attached to the title such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value, following the sale with the benefit of, or the implementation of, a planning permission for any use beyond that of a single private house in the occupation of one family.

NOTE - The house is sold as seen and the successful buyer should make their own arrangements for any repairs or upgrades they require.



NOTE - The vendors have received a positive response to a pre-planning application to erect 1no. dwelling on the land to the rear of 10 Church Lane, Bardney, Lincoln, LN3 5TZ. Further details and information regarding the pre-planning application is available upon request, but a proposed site plan is attached for illustration purposes. The boundary between the proposed new dwelling and the existing house is clearly staked on the ground for reference only. A further full application for planning permission would need to be submitted to the local authority. The pre-application represents an initial informal view to the possibility of Planning Permission being granted.

DIRECTIONS - Upon entering the village of Bardney from Lincoln along the Branston Causeway, proceed into the centre of the village and turn right onto Church Lane.

LOCATION - Located in the popular village of Bardney. The village offers a Co-op, two public houses, butchers, post office, Doctors' Surgery, pharmacy, church and riverside walks along the river Witham.

ENTRANCE HALL

With timber external door to the side elevation and radiator.

HALLWAY

With radiator and stairs to the first floor.

LOUNGE

20' 11" x 13' 11" (6.38m x 4.24m) , with two UPVC double glazed windows to the front elevation, fireplace with log burner inset and radiator.

SITTING ROOM

15' 5" x 13' 11" (4.7m x 4.24m) , with UPVC double glazed window to the front elevation and two UPVC double glazed windows to the side elevation, exposed floorboards and radiator.

FAMILY ROOM

15' 10" x 11' 11" (4.83m x 3.63m) , with UPVC double glazed windows to the rear and side elevations, fitted book shelving and radiator.

W.C

9' 0" x 3' 11" (2.74m x 1.19m) , with UPVC double glazed window to the rear elevation, tiled flooring, low level WC, wash hand basin with tiled splashbacks, extractor fan and under stairs storage cupboard.

KITCHEN /DINER

17' 6" x 17' 2" (5.33m x 5.23m) , with two UPVC double glazed windows to the rear elevation, UPVC double glazed window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 ½ bowl stainless steel sink unit and drainer, space for freestanding cooker, space for fridge freezer, built-in storage cupboard and radiator.

REAR ENTRANCE

With UPVC double glazed external door to the side elevation and vinyl flooring.

UTILITY ROOM

6' 6" x 5' 8" (1.98m x 1.73m) , with UPVC double glazed window to the side elevation, vinyl flooring, base units with work surfaces over and stainless steel sink unit and drainer, radiator, plumbing and space for washing machine and fitted shelving.





FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation, banister rail and radiator.

BEDROOM 1

15' 4" x 13' 11" (4.67m x 4.24m), with UPVC double glazed window to the rear elevation and wash hand basin with tiled splashback.

BEDROOM 2

15' 10" x 11' 11" (4.83m x 3.63m), with UPVC double glazed windows to the front and side elevations and radiator.

BEDROOM 3

13' 11" x 11' 9" (4.24m x 3.58m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 4

10' 0" x 8' 11" (3.05m x 2.72m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 5

11' 11" x 8' 6" (3.63m x 2.59m), with UPVC double glazed window to the side elevation and radiator.

BATHROOM

11' 7" x 8' 9" (3.53m x 2.67m), with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splashbacks, bath with tiled surround and walk-in shower cubicle with tiled surround, heated towel rail, extractor fan, shaver point, radiator and airing cupboard housing the gas fired central heating boiler and hot water cylinder.



OUTSIDE

To the front of the property there is a lawned garden with a driveway providing ample off road parking which also gives access the Detached Garage. A gate leads to the rear of the property. To the rear there is a hardstanding area and generous sized lawned garden with a range of mature plants, shrubs and trees.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Bettbridge, Briggs & Law LLP, Burton and Co, Bridge & McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlably Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlably Financial Services we will receive 30% of the fee which Westlably Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlably Financial Services will pay between £10 and £30 in commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 536088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE

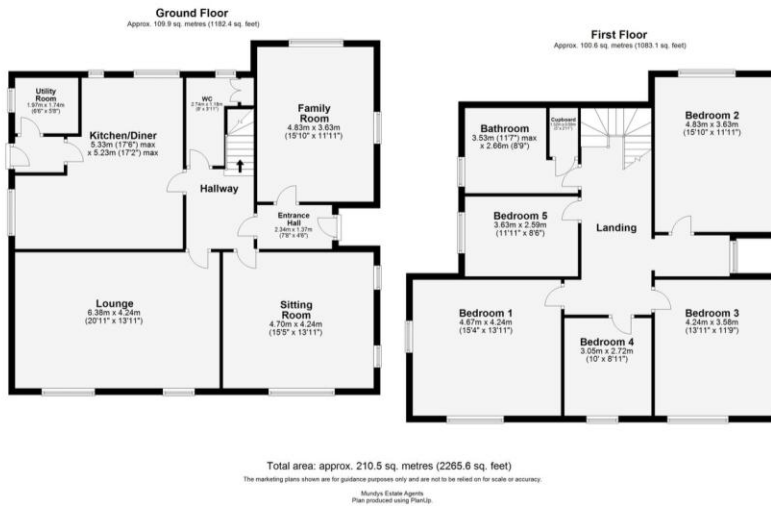
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

