



## 59 Abbey Road

Bardney, Lincoln, LN3 5XA

**£295,000**

An excellent detached bungalow situated in this pleasant non-estate location within the village of Bardney. The well-presented living accommodation briefly comprises of Entrance Porch, Main Entrance Hall with feature wood burning stove, Lounge, Conservatory/Sun Room, fitted Kitchen, two spacious Bedrooms and a recently fitted Family Bathroom. Outside there are beautifully maintained large gardens to both the front and rear, a blocked paved driveway providing ample off road parking/hardstanding for vehicles and a Detached Garage. The property further benefits from open views to the rear and gas central heating. Viewing of this property is highly recommended to appreciate the internal condition and position within the village.



**Abbey Road, Bardney, Lincoln, LN3 5XA**



**SERVICES**

All mains services available.

Gas central heating.

Gas central heating boiler is an Ideal VogueC32 combination boiler - Installed in February 2023.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

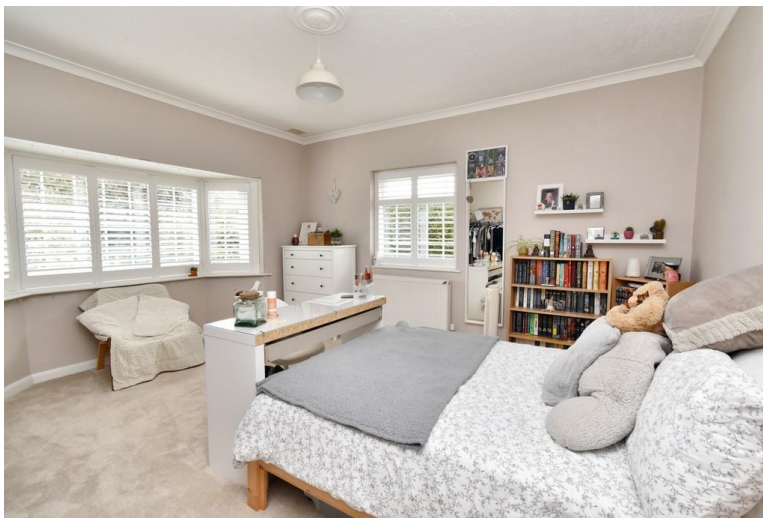
**LOCAL AUTHORITY** - West Lindsey District Council .

**TENURE** - Freehold.

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

**LOCATION**

Bardney is a charming village located approximately 9 miles to the East of the Cathedral City of Lincoln. The village features a mix of traditional cottages and modern properties and offers a Co-op, two public houses, a butchers, post office, Doctor's surgery, pharmacy, church and riverside walks along the River Witham.



## ACCOMMODATION

### ENTRANCE PORCH

With UPVC main entrance door.

### ENTRANCE HALL

With coving to ceiling, feature wood burning stove and access to roof void with loft ladder, lighting and is partially boarded.

### LOUNGE

14' 0" x 11' 11" (4.27m x 3.63m), with UPVC window to the side elevation, radiator, coving to ceiling and UPVC French doors to the conservatory.

### CONSERVATORY

12' 7" x 9' 9" (3.84m x 2.97m), with UPVC windows and UPVC French/patio doors.

### KITCHEN

13' 11" max x 11' 10" (4.24m x 3.61m), with a range of fitted wall, base units and drawers with work surfaces, plumbing for washing machine and dishwasher, extractor hood, tiled floor, part tiled surround, radiator, sink unit and drainer, water softener, Ideal gas central heating boiler, further built-in storage cupboards, UPVC window to the rear elevation and UPVC side entrance door.



### BEDROOM

15' 5" into bay x 13' 5" (4.7m x 4.09m), with UPVC bay window to the front elevation, UPVC window to the side elevation, fitted shutter blinds, coving to ceiling and radiator.

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15' 5" into bay x 13' 5" (4.7m x 4.09m), with UPVC bay window to the front elevation, UPVC window to the side elevation, fitted shutter blinds, coving to ceiling and feature radiator.



### BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m), recently fitted suite to comprise of bath with thermostatic bar shower and rainfall shower head, WC and wash hand basin with vanity drawers below, sensor light vanity mirror, towel radiator, tiled floor, tiled walls, extractor fan and UPVC window to the rear elevation.

### OUTSIDE

The property is situated on a large mature plot with beautifully maintained gardens to both the front and rear. The front garden has a shaped lawned area, a wide variety of flowerbeds, shrubs and borders and a block paved driveway providing off road parking/hardstanding for vehicles and giving gated access to the Detached Garage. The large mature rear garden has a range of herbaceous shrubs and perennials, a range of mature trees including a blue spruce tree, silver birch and apple trees, beautifully well-stocked flowerbeds, greenhouse, raised vegetable plots, further outside garden store, outside tap and outside lighting.





## GARAGE

16' 11" x 11' 5" (5.16m x 3.48m), with electric shutter door, UPVC window, side entrance door, light and power.

### 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](http://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 & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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 556088 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 to work out the cost of financing your purchase.

### 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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
114 sq m / 1229 sq ft



Floorplan  
Approx 99 sq m / 1068 sq ft

Garage  
Approx 15 sq m / 161 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

