



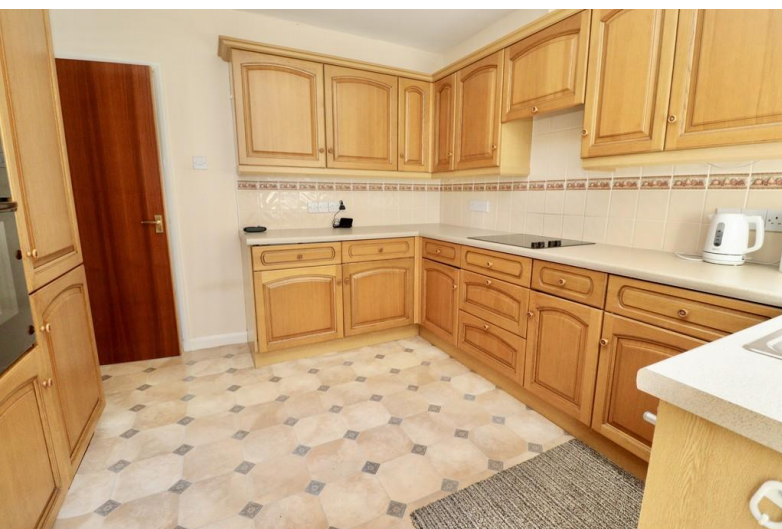
3 Wragby Road Bardney, LN3 5XE



Book a Viewing!

£225,000

An excellent opportunity to acquire a spacious Three Bedroom Detached Bungalow, set on a generous plot. The well-presented accommodation briefly comprises Entrance Hall, Lounge/Diner, fitted Kitchen, Conservatory, Three Double Bedrooms and a modern Shower Room. Outside, the property is approached via a large block paved driveway providing ample parking and access to a single garage, complemented by a neatly maintained front garden. To the rear there is a generous enclosed garden. Viewing is highly recommended to fully appreciate both the accommodation and the generous plot on which this desirable bungalow stands. The property is being sold with NO ONWARD CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

HALL

With double storage cupboard and radiator.

LOUNGE/DINER

20' 6 (max)" x 12' 7 (max)" (6.25m x 3.84m) With double glazed window to the front aspect, electric fire set within a feature fireplace and radiator.

KITCHEN

10' 11" x 10' 4" (3.34m x 3.17m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge, freezer and washing machine, eye level electric oven, electric hob with extractor fan over, tiled splashbacks, radiator and double glazed window and door to the side aspect.

CONSERVATORY

9' 10" x 7' 10" (3.02m x 2.41m) With double glazed French doors to the rear garden and tiled flooring.

BEDROOM 1

11' 11" x 9' 10" (3.64m x 3.02m) With double glazed window to the rear aspect, a range of fitted wardrobes, drawers, dressing table and radiator.

BEDROOM 2

10' 11" x 9' 10" (3.33m x 3.02m) With double glazed sliding patio doors to the conservatory and radiator.

BEDROOM 3

9' 1" x 8' 4" (2.78m x 2.56m) With double glazed window to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower, close coupled WC and wash hand basin in a vanity style unit, tiled walls, airing cupboard housing the gas fired central heating boiler, towel radiator and double glazed window to the side aspect.

GARAGE

19' 8" x 8' 0" (6.00m x 2.44m) With up-and-over door to the front, personnel door and window to the rear, light and power.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a block paved driveway providing off street parking for multiple vehicles and access to the garage. To the rear of the property there is a generous enclosed garden laid mainly to lawn with a patio seating area, mature shrubs, trees, flowerbeds and a garden shed.





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 & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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.

CWH, J Walter and Callum Lyman 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 thoroughly checked.

GENERAL

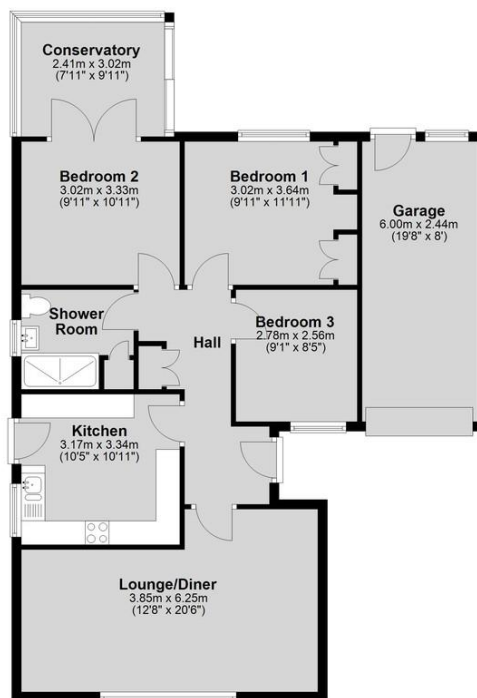
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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Ground Floor

Approx. 98.2 sq. metres (1057.4 sq. feet)



Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

