

## Horncastle Road, Bardney, Lincoln, LN3 5SU



**Asking Price £165,000 Freehold**



**\*\*NO CHAIN\*\*** A two bedroom terraced bungalow set in the popular well serviced village of Bardney. The property comprises briefly of: Hallway, generous sized lounge, breakfast kitchen, two double bedrooms, bathroom with mixer shower over the bath, low maintenance rear walled garden with rear gate to garage and parking at the rear.

It is UPVC double glazed with gas central heating with radiators to all rooms, EPC rating of: C and Council Tax Band: A

The property is currently rented but could either be purchased with tenants in situ or as a owner occupier bungalow and tenants will be gone by 4/4/26 in time for a completion of sale.



## Accommodation



The property is entered through an upper glazed composite door with portico over, the outside front also benefits from an outside light with PIR sensor.

### Location Location Location

Bardney offers many amenities having a great pub hosting live music and good food, a pharmacy, post office, butchers, large co-op store, village hall, primary school and is on bus route to Lincoln and other key destinations.

### Hall 14'6" x 3'2"



Having vinyl flooring, storage cupboard housing Ideal combi-boiler, pendant lighting, loft hatch, smoke alarm, door bell re-sounder and doors leading to two bedrooms lounge, bathroom and kitchen.

### Living Room 12'0" x 13'3"



Window to front elevation with radiator underneath, wooden fire surround with marble hearth and back having an inset gas fire (capped off) vinyl flooring and pendant lighting.

### Bedroom 1 10'8" x 10'9"



Window to rear with radiator underneath, vinyl flooring and pendant lighting.

**Bedroom 2**  
10'7" x 7'11"



Window to front with radiator underneath, storage cupboard with coats hooks and electrical consumer unit, vinyl flooring and pendant lighting.

**Kitchen/Breakfast Room**  
9'3" x 9'8"



Window to rear elevation, vinyl flooring and spot lighting, an upper glazed door leading to rear garden, a range of wall and base units with laminate worktop, electric oven, 4 ring gas hob with tiled splash-back and stainless steel extractor hood above, one and half bowl stainless steel sink with mixer tap, space for washing machine and under counter fridge and a radiator.

**Bathroom**  
5'4" x 6'9"



Window to rear, extractor fan, spot lighting, paneled bath with mixer tap and wall mounted additional mixer shower over, the bath enclosure is tiled floor to ceiling extending over and above the pedestal sink, close-coupled toilet, vinyl flooring and radiator.

**Garage**



A garage left in a row of three with parking in front and additional communal visitors spaces also available all at the rear of the property.



## Outside



The front is laid to lawn with a paved pathway leading to front door entrance. The rear is a low maintenance walled garden with a path down the middle directly from the back door leading to the rear wooden gate which in turn leads to the garages and parking. The garden is all laid to gravel making it easy to maintain with a plastic shed for storage.

### Disclaimer 1

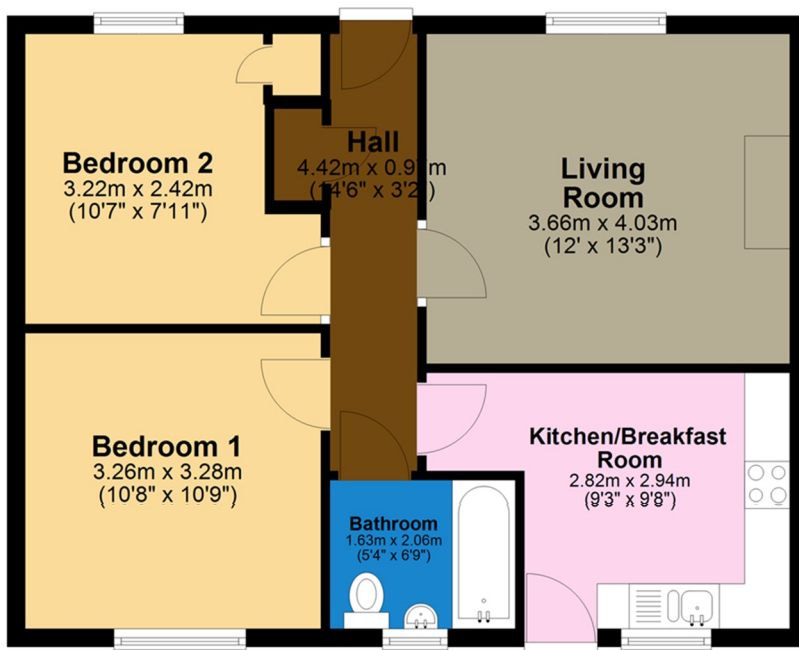
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### Financial Services

Financial Services - As part of our continued

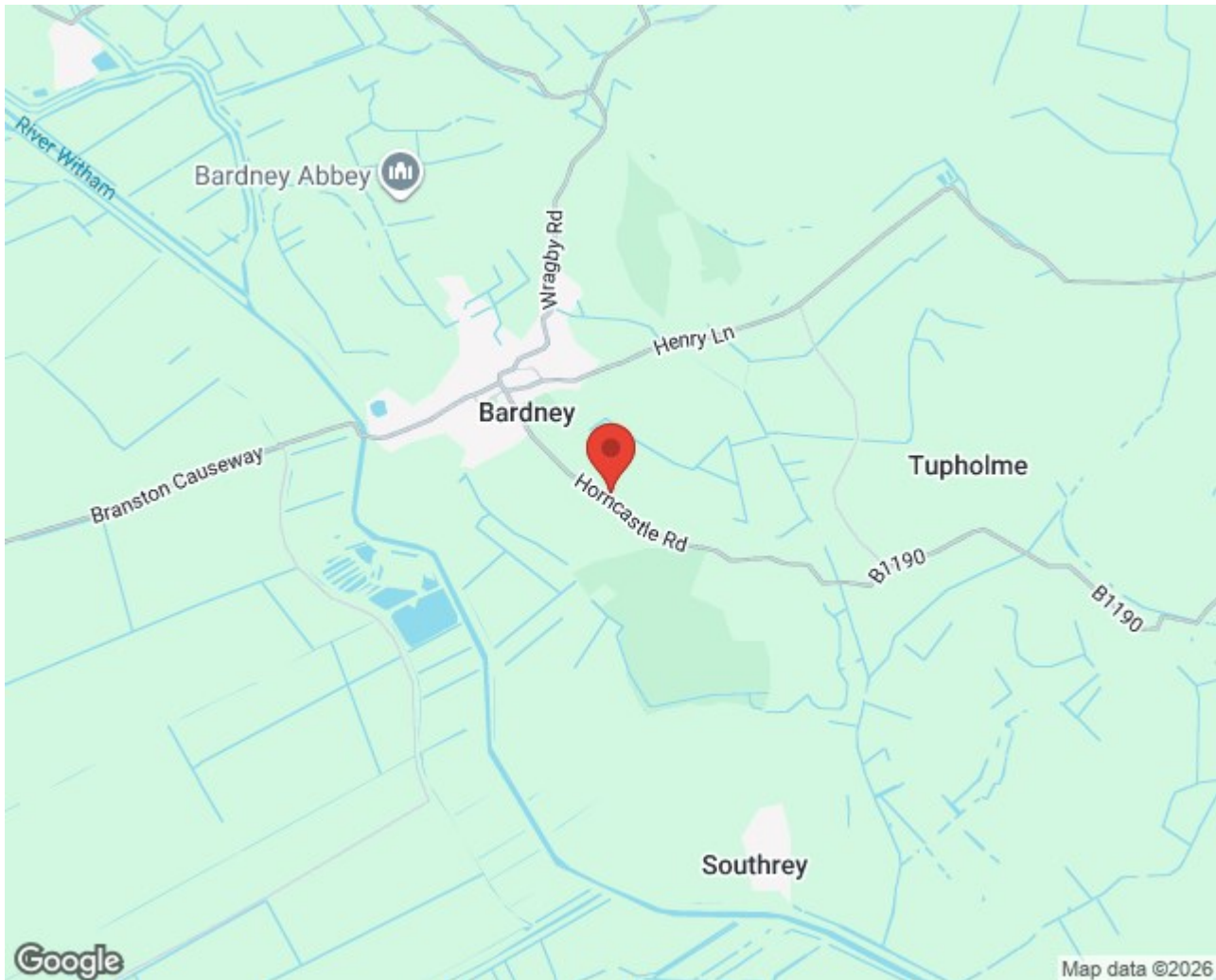
commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

Measurements: These approximate room sizes are only intended as general



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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