



- Stunning End-Terraced Cottage
- Extended & Beautifully Refurbished
- 3 Bedrooms, Master En-Suite
- 18'10" Sitting Room With Log Burner

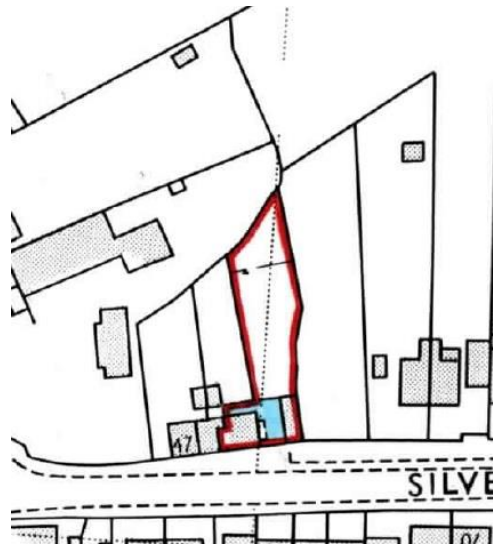
- Impressive 24'1" Kitchen/Dining/Family Room
- Driveway & Garage/Workshop
- Large Rear Garden
- Viewing Highly Recommended!

Silver Street, Bardney, LN3 5XG,
Offers In Excess Of £250,000





EXTENDED AND BEAUTIFULLY REFURNISHED! Starkey&Brown are pleased to offer for sale this extended and beautifully refurnished end-terraced cottage located in a non-estate position within the village of Bardney. Accommodation has recently undergone a comprehensive scheme of improvements works and briefly comprises entrance lobby, 18'10" sitting room, impressive 24'1" open plan kitchen dining and family room with bi-folds doors overlooking the rear garden, play room, ground floor utility/WC, first floor landing and well proportioned bedrooms, luxury en-suite to master bedroom and separate bathroom. Outside the property has driveway with space for several vehicles, larger than average garden and useful garage/workshop to the rear. In the agents opinion viewing of this property would be highly recommended. Council tax band: A. Freehold.



Entrance Lobby

Having composite front entrance door, ceramic tiled floor and opening into open plan kitchen, dining & family room.

Sitting Room

18' 10" max x 11' 0" (5.74m x 3.35m)

Having feature log burner cast iron fireplace with paved hearth and brick built surround, underfloor heating, storage cupboard to alcove and spiral staircase leading to first floor.

Kitchen Dining & Family Room

24' 1" x 12' 4" max (7.34m x 3.76m)

Having a range of matching wall and base units with oak work surfacing, one and a half bowl single drainer sink unit with mixer taps over, built-in oven, induction hob with cooker hood over, space for American style fridge freezer, integral dishwasher, ceramic tiled floor with underfloor heating, feature exposed brick wall, LED downlights, roof lantern and large bi-folds doors overlooking rear garden.

Play Room

8' 10" x 7' 0" (2.69m x 2.13m)

Having ceramic tiled floor with underfloor heating and LED downlights.

Utility/WC

Having deep Butler style sink unit with mixer taps over and base unit beneath with matching wall unit, plumbing for washing machine, low level WC, ceramic tiled floor with underfloor heating and LED downlights.

First Floor Landing

Master Bedroom

12' 4" to back of wardrobes x 9' 0" min (3.76m x 2.74m)

Having built-in wardrobes, 2 Velux windows to rear aspect, fitted dressing unit, radiator and LED downlights.

Luxury En-Suite

Having luxury 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower and glass shower screen, wash hand basin set in vanity unit, low level WC, attractive ceramic tiled floor, radiator, part tiled walls, LED downlights and extractor.

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Having fitted sliding door wardrobe, radiator and LED downlights.

Bedroom 3

12' 6" x 7' 0" (3.81m x 2.13m)

Having cupboard housing combination condensing central heating boiler (installed November 2022), radiator and LED downlights.

Bathroom

Having 3 piece suite comprising panelled bath, wash hand basin set in vanity unit, low level WC, wood effect ceramic tiled flooring, heated towel rail and LED downlights.

Outside Front

To the front of the property there is a small paved courtyard with raised flowerbed, outside lighting and giving access to front entrance door. Gravelled driveway at side with space for at least 2 vehicles and 5 bar gate extending to rear and providing parking space for 2-3 further vehicles. Gate at side leading to paved patio area.

Outside Rear

To the rear of the property there is a larger than average fully enclosed garden being mainly laid to lawn with gravelled garden/additional gravelled area, large paved patio area, log store, outside lighting, gate leading to useful garden storage area to rear of garage.

Garage/Workshop

18' 10" x 10' 3" (5.74m x 3.12m)

Being suitable for a variety of different purposes and having sliding patio entrance door, 2 window to side aspect, fitted wall and base units, power and lighting, pitched roof providing storage space and part glazed composite door leading to garden storage area to rear of garage.

Agents Note

EPC for this property shows a D rating, however many aspects of the property have been improved since this rating and it is therefore anticipated a revised EPC will produce a more favourable EPC rating.

Agents Note 2

A pedestrian right of way exists over the rear of the garden. Call for further details.

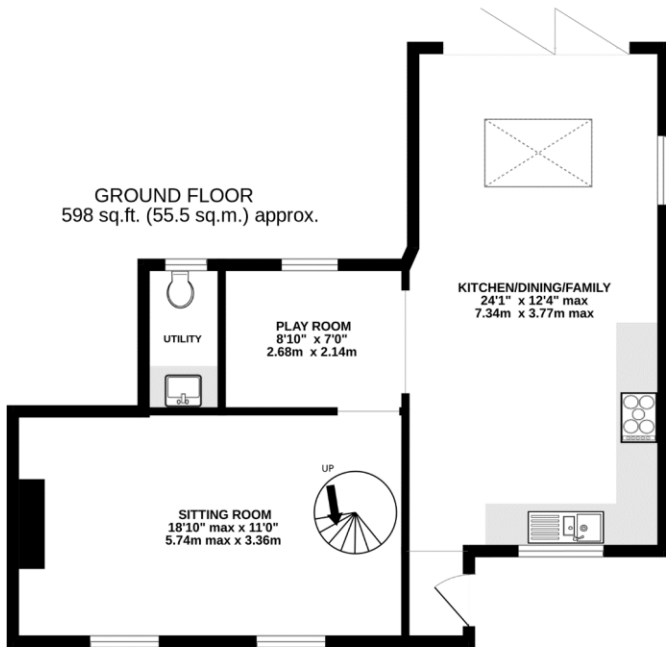




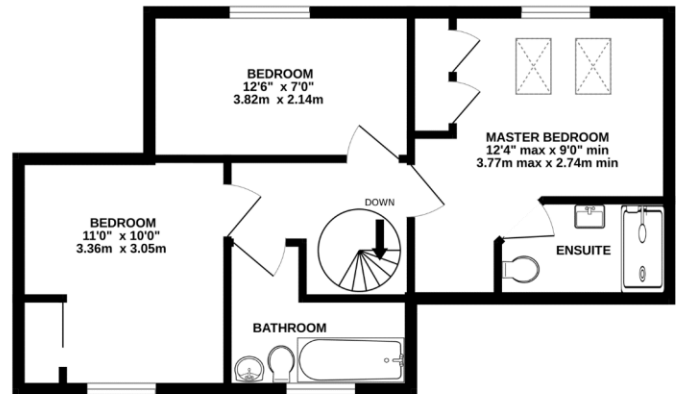
TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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