



- Modern Semi-Detached House
- 3 Bedrooms
- Lounge Diner
- Kitchen & Downstairs WC
- First Floor Bathroom
- Landscaped Rear Garden
- Parking For 1 Vehicles
- Ideal First Time Buy!

Hancock Drive, Bardney, LN3 5SR,  
£185,000





This immaculately presented 3 bedroom semi-detached house is situated in the popular village of Bardney. Boasting 3 bedrooms and a spacious ground floor accommodation the property has a lounge diner with French doors leading onto the rear garden, kitchen and a downstairs WC. Rising to the first floor there is 2 double bedrooms and a third single bedroom which all benefit from the use of a 3 piece bathroom suite. To the rear of the property there is a landscaped rear garden which is ideal for entertaining and relaxing with guests and 1 allocated parking space. This property would make an ideal first time buy and has a wealth of amenities within close proximity these include schooling at primary level, Co-op foodstore, a regular bus service, a popular local butchers and a public house. For further details contact Starkey&Brown. Council tax band: A. Freehold.



### Entrance Hall

Having front door, stairs rising to first floor and a storage cupboard. Access to kitchen and downstairs WC.

### Downstairs WC

Having a low level WC, wash hand basin unit, uPVC double glazed obscured window to front aspect and radiator.

### Kitchen

8' 2" x 10' 1" (2.49m x 3.07m)

Having a range of base and eye level units with counter worktops, space and plumbing for laundry appliances, radiator, integral oven with hob and extractor hood over and a uPVC double glazed window to front aspect.

### Lounge Diner

12' 4" x 15' 6" (3.76m x 4.72m)

Having French doors to rear aspect, uPVC double glazed windows to rear aspect, radiator and understairs storage cupboard.

### First Floor Landing

Having loft access boarded with a pull down ladder and airing cupboard housing gas combination boiler. Access to bedrooms and bathroom.

### Bedroom 1

12' 7" x 8' 9" (3.83m x 2.66m)

Having uPVC double glazed window to front aspect and radiator.

### Bedroom 2

8' 8" x 10' 0" (2.64m x 3.05m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 3

7' 2" x 6' 5" (2.18m x 1.95m)

Having uPVC double glazed window to front aspect, radiator and an over stairs storage cupboard.

### Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

Having a panelled bath with showerhead over, vinyl flooring, radiator, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to rear aspect, extractor unit and shaver point.

### Outside Rear

Having an enclosed garden which has been recently landscaped and is enclosed with fenced perimeters, a patio seating area, pathway leading to gated access, timber built garden shed and a laid to lawn area. The property comes with 1 allocated parking space.

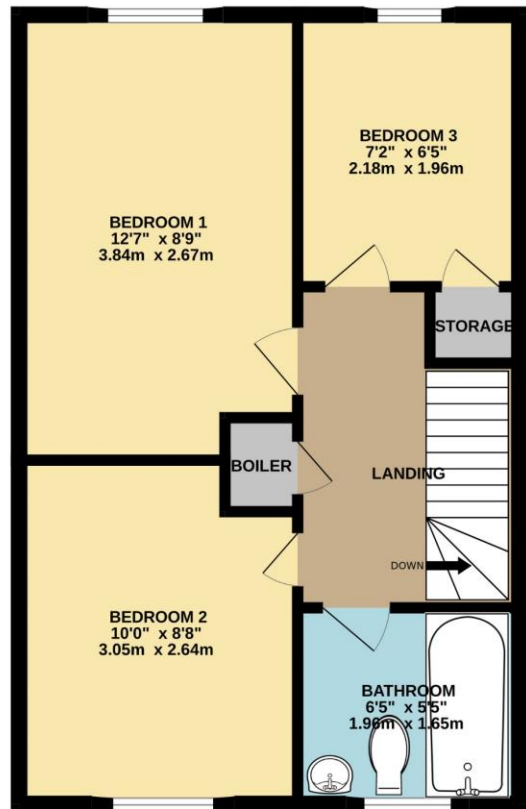
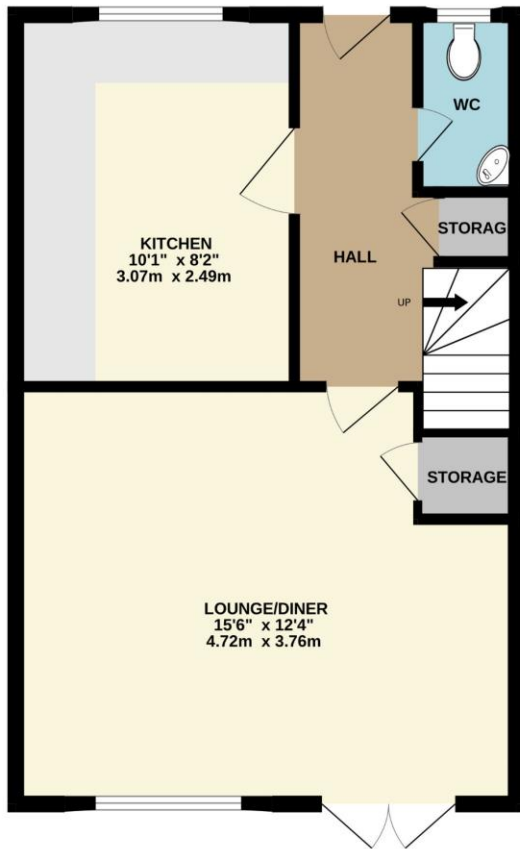




GROUND FLOOR



1ST FLOOR



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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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