



- Delightful Detached Cottage
- Lots Of Character
- Very Well Presented Throughout
- 3 Double Bedrooms

- 2 Receptions & Office
- Driveway & Garage
- South-West Facing Garden
- Viewing Highly Recommended

Ballerina Cottage, Wragby Road, Bardney, LN3 5XL,
£280,000





Starkey&Brown is pleased to offer for sale this delightful character cottage located within the heart of the village of Bardney and within easy walking distance of a wide range of amenities. The property is very well presented throughout and has accommodation which briefly comprises spacious entrance hallway which leads into spacious and modern breakfast kitchen, dining room, sitting room, inner hallway, home office and a ground floor WC. To the first floor there is a spacious landing area, 3 double bedrooms and a spacious first floor bathroom. Outside the property benefits from a fully enclosed south- west facing garden, block paved driveway and garage. In the agents opinion viewing of this property would be highly recommended in order for it to be fully appreciated. Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door, radiator and door leading into:

Breakfast Kitchen

17' 8" max x 14' 0" max (5.38m x 4.26m)

Having a range of matching wall and base units, larder unit, breakfast bar, electric cooker point, space for full height fridge freezer, integral dishwasher, plumbing for washing machine, integral tumble dryer, laminate wood effect flooring, radiator and uPVC door leading onto garden.

Dining Room

12' 2" x 11' 2" min (3.71m x 3.40m)

Having original exposed beams, bow window to front aspect, radiator, wall lights and spiral staircase leading to first floor.

Sitting Room

12' 2" x 12' 10" max (3.71m x 3.91m)

Having original beams to ceiling, bow window to front aspect, ornamental fireplace, radiator and wall lights.

Inner Hallway

Having ample storage, radiator and central boiler (installed 2019).

Home Office

8' 7" x 4' 10" (2.61m x 1.47m)

Having radiator.

Ground Floor WC

Having low level WC, corner hand wash basin and ceramic tiled floor.

First Floor Landing

Bedroom 1

12' 2" x 8' 5" (3.71m x 2.56m)

Having built-in wardrobe and radiator.

Bedroom 2

12' 2" max x 9' 7" (3.71m x 2.92m)

Having built-in wardrobe, radiator and wall lights.

Bedroom 3

9' 7" x 9' 3" (2.92m x 2.82m)

Having radiator and access to an insulated loft.

Bathroom

Having 3 piece suite comprising corner panelled bath with mains fed shower and folding shower screen over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, airing cupboard housing hot water cylinder, radiator, fully tiled walls, wall lights and electric shaver point.

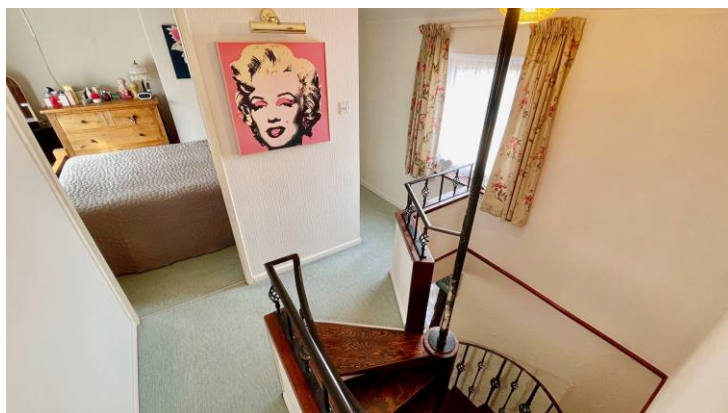
Outside Rear

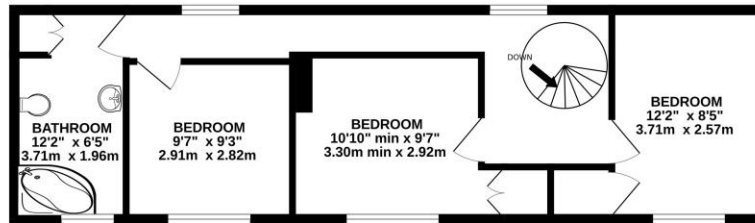
To the rear of the property there is fully enclosed south-west facing garden which offers an excellent degree of privacy and comprising lawn with raised timber decking area, outside lighting, personnel door into garage and gate leading to driveway.

Garage

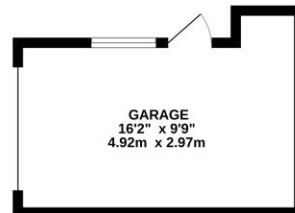
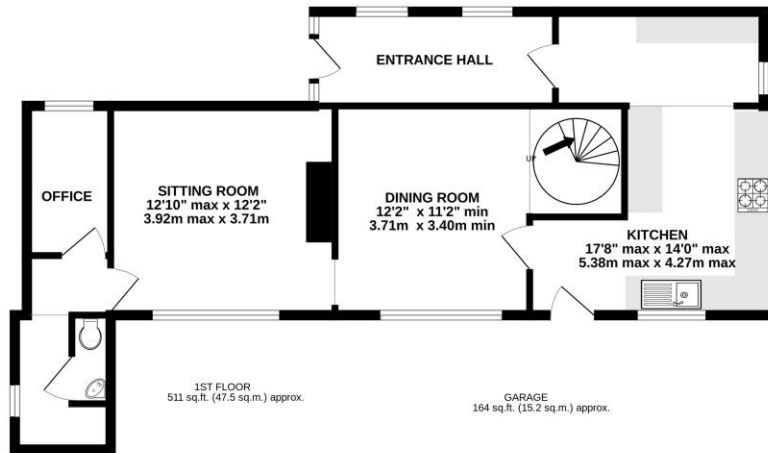
16' 2" x 9' 9" min (4.92m x 2.97m)

Having up and over door, power and light, window to side and door leading into garden.





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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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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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