



- Semi-Detached House
- 3 Bedrooms
- Extensive Plot With Large Garden
- Kitchen Diner & Utility Room
- 16'4" Lounge With Bay Window
- Driveway Parking & Outbuildings
- Cul-De-Sac Position
- NO ONWARD CHAIN

Lea Grove, Bardney, LN3 5XN,  
Offers Over £200,000







Offered for sale with no onward chain is this large 3 bedroom semi-detached house enjoying a cul-de-sac position. Situated in the village of Bardney the property is surrounded by a wealth of amenities with the home itself undergone a programme of recent renovations. Ground floor accommodation briefly comprises 16'4" lounge with bay window, a spacious kitchen diner with a range of units, pantry and a utility room. Rising to the first floor are 3 bedrooms, a spacious landing and a 3 piece bathroom suite. The property comes into it's own with extensive plot providing a sun drenched rear garden being mostly laid to lawn and access to 2 outbuildings and an additional outside WC. To the front of the property there is a generous sized driveway with parking for multiple vehicles. The property is made available for sale with no onward chain. Full implementation of uPVC double glazing and gas central heating. For further details and viewing arrangements contact Starkey&Brown. Council tax band: A. Freehold.



### Entrance Hall

Having front door entry to front aspect, stairs rising to first floor and a wall mounted fuse box. Access into kitchen diner and lounge.

### Kitchen Diner

16' 4" max x 13' 2" (4.97m x 4.01m)

Having a range of base level units with counter worktops, space and plumbing for appliances, 3 uPVC double glazed windows, radiator and water meter. Access into:

### Rear Porch

Giving access to garden and internal access to a pantry and utility room.

### Utility Room

6' 6" x 5' 9" (1.98m x 1.75m)

Having a range of eye and wall level units, space and plumbing for appliances, sink and drainer unit, uPVC double glazed window to front aspect and a wall mounted gas central heating boiler.

### Lounge

16' 4" x 12' 4" (4.97m x 3.76m)

Having uPVC double glazed bay window to front aspect, uPVC double glazed window to rear aspect and 2 radiators.

### First Floor Landing

Having loft access, uPVC double glazed window to rear aspect and a radiator.

### Master Bedroom

15' 6" max x 8' 7" (4.72m x 2.61m)

Having radiator, uPVC double glazed window to front aspect and space for a wardrobe.

### Bedroom 2

10' 1" x 10' 6" (3.07m x 3.20m)

Having uPVC double glazed window to front aspect and radiator.

### Bedroom 3

7' 4" x 9' 4" (2.23m x 2.84m)

Having uPVC double glazed window to rear aspect and radiator.

### Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Having 3 piece suite comprising panelled bath with shower head over, chrome heated hand towel rail, extractor unit, low level WC, pedestal hand wash basin unit and a uPVC double glazed obscured window to rear aspect.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn, external gas and electric meters.

### External Outbuildings

One is an outside WC and 2 garden stores.

### Outside Front

Having a landscaped driveway with parking for multiple vehicles and is enclosed with fenced perimeters.

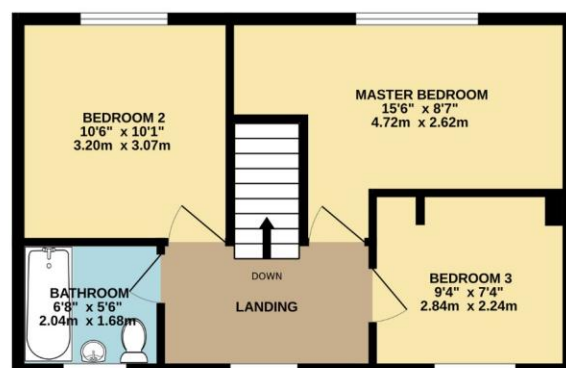
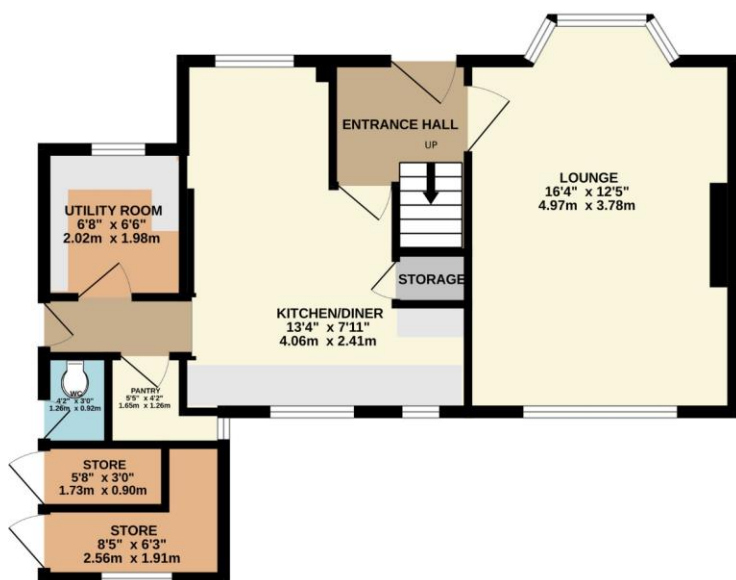






GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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