



- Newly Renovated Detached Bungalow
- 16'8" Lounge
- Contemporary Kitchen/Diner
- 2 Bedrooms
- Low Maintenance Rear Garden
- Ample Parking Plus Garage
- Popular Village Location
- Call Today To View!

Wragby Road, Bardney, LN3 5XW  
£260,000







Starkey&Brown is delighted to offer for sale this newly renovated and immaculately presented 2-bedroom detached bungalow in the popular village of Bardney. The current vendors have undergone a scheme of works and upgrades, turning this property into a turnkey home. Work includes a new kitchen, a new bathroom, new doors and windows, new flooring, a new central heating system, ceilings and walls replastered, a new fibre-glass roof, and a new electric door to the garage. Accommodation briefly comprises a porch, hallway, lounge, kitchen/diner, 2 bedrooms, and a bathroom. To the front of the property, there is a beautiful garden with parking for multiple vehicles, flowerbeds and a fish pond, and a garage. To the rear of the property, there is a fully landscaped garden. The village of Bardney benefits from a range of local amenities, including a public house, a post office, Co-op. There is also the Chambers Farm Woods, a converted cycle path along the River Witham provides a picturesque route for walkers and cyclists, and walking trails. For more information or to arrange a viewing, contact Starkey&Brown. Council tax band: B. Freehold.





## Entrance

Via a uPVC door, 2 uPVC double-glazed windows to the side and one to the front aspect, tiled flooring and access into a storage room/hallway.

## Storage Room/Hallway

Vinyl flooring, a new fibre-glass roof, various socket points, and a new rear door. Access to the rear garden.

## Hallway

Having vinyl flooring, a vertical radiator, and an airing cupboard housing a boiler - 5 years old, fully serviced with 5 years remaining on the warranty. New loft hatch, partly boarded with ladder and a light. Access to the kitchen diner, bedrooms, and the bathroom.

## Kitchen/Diner (Roughly 5 years old)

20' 4" x 9' 1" (6.19m x 2.77m)

Having a double-glazed window to the side aspect, a triple-glazed window to the front aspect, both with fitted blinds, a range of base and walls units and worktops, and a breakfast bar. Integrated fridge freezer, dishwasher, washing machine, ceramic sink with mixer tap, a 4-ring electric hob with splashback, and electric oven with extractor hood, and laminate flooring. A vertical radiator, pendant lighting to the dining area. Laminate flooring and LED lighting to the kitchen area. Glass doors through to:

## Living Room

16' 8" x 12' 5" (5.08m x 3.78m)

Having coving, carpeted, triple-glazed windows to the front aspect, a TV aerial point, 2 wall-mounted lights, and a ceiling light. Electric fireplace with fan.

## Shower Room

Having a frosted window to the side aspect, tiled walls, tiled floor, a double shower with a handheld rainfall showerhead, a ceramic sink with 2 storage drawers, a low-level WC, and a chrome heated towel rail.

## Bedroom 1

19' 4" x 9' 6" (5.89m x 2.89m)

Having a double-glazed window to the rear and side aspects, carpeted, coving, a radiator, and a wardrobe (to remain with the sale of the property).

## Bedroom 2

12' 0" x 11' 5" (3.65m x 3.48m)

Having a double-glazed window to the rear aspect, carpeted, coving, a radiator, and a wardrobe (to remain with the sale of the property).

## Garage

Having a new electric door, a new fiberglass roof, and access to the rear. Power and electric points.

## Outside Front

Being mostly laid to lawn with a variety of shrubs, hedges, and flowerbeds, a pond with a water feature. Driveway with parking for multiple vehicles.

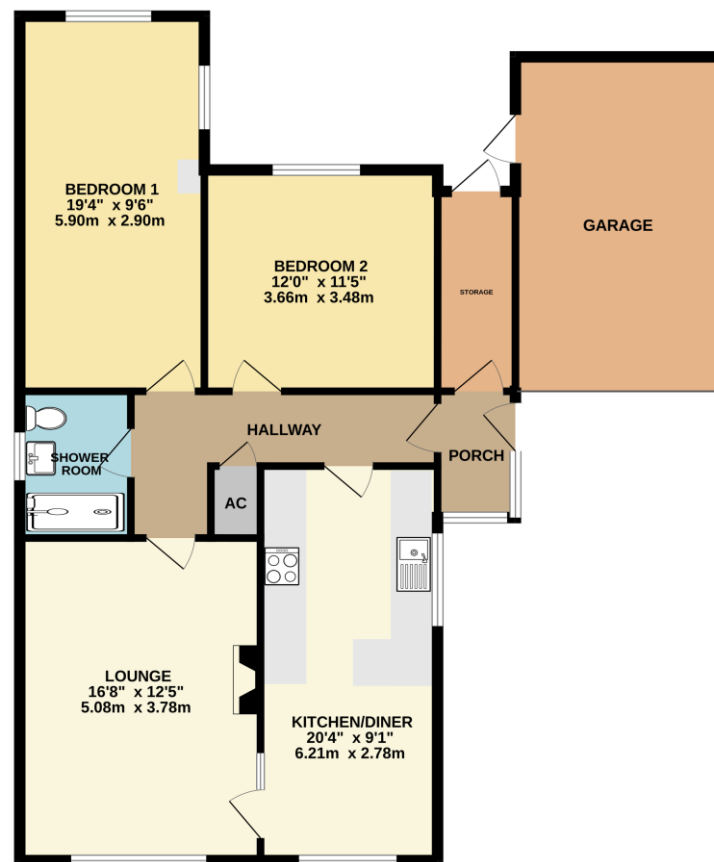
## Outside Rear

Landscaped in the last 5 years. Part lawned and patio, outside tap, storage space to the side of the property, lighting, a shed (to remain with the sale of the property), and an outbuilding.





GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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