



- Extended Three Bedroom Detached House
- Generous Living Areas
- Ample Parking Driveway
- Garage With Power & Electrics

- Fully Renovated Throughout
- Sold With No Onward Chain
- Sought After Location
- Call Today To View

Wragby Road, Bardney, LN3 5XR
£280,000





NO ONWARD CHAIN! Located in the ever popular village of Bardney is this beautifully extended and fully renovated 3 bedroom detached home. Offering stylish, modern living finished to a high specification. The property has been designed to provide a spacious layout, perfect for families. Ground floor features an impressive open plan lounge with a fitted log-burner and a bay window to the front aspect, leading into the kitchen, a utility room, a lobby and a downstairs WC. Rising to the first floor there are 3 well-proportioned bedrooms and a family bathroom. Positioned on a corner plot providing a private setting with ample driveway, a detached garage with power and electrics and a low-maintenance rear garden. The village of Bardney offers a range of local amenities such as a primary school, a variety of shops, a post-office, a doctors surgery, bus service to Lincoln city centre and the surrounding areas. Council tax band: B. Freehold.



uPVC composite door leading to:

Porch

LVT flooring, frosted double-glazed window to the side aspect, underfloor heating and control for the underfloor heating, a condenser boiler (installed 2019). Access to:

Lounge

24' 9" x 12' 7" (7.54m x 3.83m)

Oak effect door, sash bay windows to the front aspect, LVT flooring with underfloor heating, a log burner, LED lighting, and French doors to the rear aspect and the staircase. Open plan access into:

Kitchen

14' 9" x 8' 0" (4.49m x 2.44m)

A range of base and wall units with worktops, a double-glazed window to the side aspect, and 2 Velux windows, LVT flooring with underfloor heating, integrated appliances such as fridge freezer, a double oven with extractor, a dishwasher, a composite sink with a pull-out mixer tap, a larder, a breakfast bar, and various electric points. Leading to:

Lobby

A double-glazed window to the side aspect, a glass-panelled door leading to the driveway, and LVT flooring with underfloor heating. Access to:

Utility

7' 9" x 4' 4" (2.36m x 1.32m)

Sash window to the side aspect, plumbing for a washing machine, a composite sink with a pull-out mixer tap, and LVT flooring with underfloor heating. Access to:

Downstairs WC

LVT flooring with underfloor heating, a low-level WC, and a double-glazed frosted window to the side aspect.

First Floor Landing

Carpeted, a double-glazed window to the side aspect, and panelling. Access to bedrooms and bathroom.

Bedroom 1

14' 3" into wardrobes x 8' 1" (4.34m x 2.46m)

Carpeted, built-in overbed storage, 2 double-glazed windows to the front aspect, built-in double mirrored wardrobe, loft access - new insulation, lighting, and a radiator.

Bedroom 2

8' 10" x 8' 10" (2.69m x 2.69m)

Double-glazed window to the side aspect, carpeted, and a radiator.

Bedroom 3

8' 10" x 6' 2" (2.69m x 1.88m)

Double-glazed window to the rear aspect, carpeted, and a radiator.

Family Bathroom

Carpeted, uPVC double-glazed frosted window to the side of the property, tiled walls, a low-level WC, a wash hand basin with understorage, a corner bath with overhead electric shower, extractor fan, chrome radiator, a towel rail, and a built-in wall storage.

Outside Front

Positioned on a corner plot. A lawned area, fully enclosed, and access to the side of the property.

Side

Ample parking driveway with gate access to the rear.

Outside Rear

Outside tap, pizzeria outdoor pizza oven, and a lawned area, outside lighting.

Detached Garage

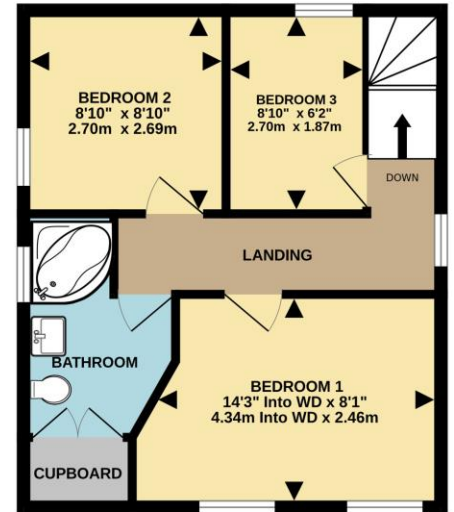
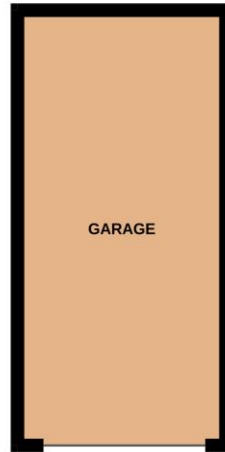
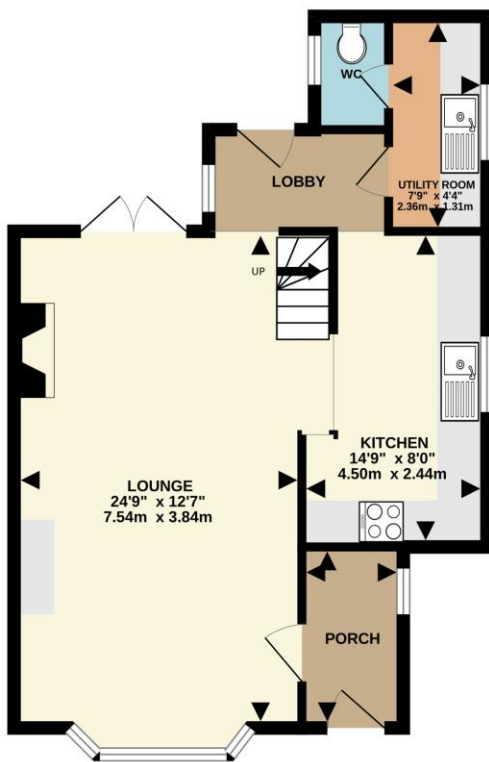
Power and electrics.





GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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