



- Executive Detached House
- 4 Double Bedrooms
- 4 Bathrooms
- Over 3,000 Sq Ft Of Gross Floor Area
- Large Open Plan Living Area
- Lounge, Utility Room & Study
- Double Garage & Ample Parking
- Landscaped Garden With Field Views

Abbey Road, Bardney, LN3 5XD  
£650,000





Starkey&Brown are delighted to represent this self-build executive detached house completed in 2018. Located in the semi-rural village of Bardney is this 4 double bedroom family home offering over 3,000 sq ft of gross floor area.

The property has accommodation over 2 floors, boasts 4 double bedrooms and 4 bathrooms. The ground floor comprises of a large open plan living area with comes with zone control underfloor heating across the whole ground floor, with the open plan living space providing a kitchen area with shaker-style units and integrated appliances with 2 Zanussi ovens, a butler sink, and a custom-built kitchen island with a breakfast bar arrangement. Furthermore, there is a lounge area with a 3-panelled bi-folding door, tiled flooring that flows throughout the lounge, kitchen, and dining area. The dining area also includes a panoramic surround of 3-panelled bi-folding doors and a uPVC double-glazed window to either side aspect. Completing the ground floor is a cosy lounge with a feature burning stove, the all-important utility room with space for laundry appliances and a downstairs WC, and a large welcoming reception hall and study - ideal for working from home.

Rising to the first floor is a generous landing space which gives access to 4 double bedrooms with 4 accompanying en-suites. The master bedroom measuring 20'2" x 20'5" with a 4-piece en-suite shower and it's own private balcony area, bedroom 2 measuring 19'6" x 17'10" having a dressing area and en-suite. Bedrooms 3 and 4 have 3-piece en-suite shower rooms.

Externally, the home enjoys an extensive plot which includes a sun-drenched rear garden, which has been recently landscaped for low maintenance - perfect for entertaining and relaxing with guests. A side garden ideal for pets and garage access. To the front of the property, there is a large driveway parking with space for multiple vehicles and access to a double garage with 2 electric roller vehicular shutter doors and 1 personal electric roller shutter door.

Further benefits of the property include gas central heating, uPVC double-glazed Anthracite windows, zone control underfloor heating to the ground floor with radiators providing heating across the first floor. The roof space is insulated with 300 mm of insulation, and the home provides a fantastic opportunity for a large growing family looking for flexible accommodation.

The village of Bardney is a short 25-minute drive from Lincoln city centre, with local amenities such as a primary school, a Co-op food store, local butchers, a public house, and a bus service to Lincoln city centre. For viewing requests, contact Starkey&Brown. Council tax band: E. Freehold.



Reception Hall

Stairs rising to the first floor, tiled flooring with underfloor heating with wood effect finish and zone control, composite door to the front aspect with accompanying floor-to-ceiling obscured windows to either side.

Downstairs WC

8' 9" x 6' 7" (2.66m x 2.01m)  
Low-level WC, pedestal hand wash basin unit, uPVC double-glazed obscured window to the side aspect, and underfloor heating.

Utility Room

8' 9" x 9' 0" (2.66m x 2.74m)  
Having a range of base and eye-level units with space and plumbing for laundry appliances, an external door leading to the side garden, a uPVC double-glazed window to the side aspect, an extractor unit, and tiled flooring with wood-effect finish, underfloor heating with zone control.

Study

7' 11" x 12' 4" (2.41m x 3.76m)  
Having a uPVC double-glazed window to the side aspect, tiled flooring with wood-effect finish, and underfloor heating. Internal access to the double garage.

Lounge

16' 2" x 14' 3" (4.92m x 4.34m)  
Coved ceiling, 2 uPVC double-glazed windows to the front aspect, tiled flooring with wood effect finish, and underfloor heating with zone control, a feature burning stove with a brick surround.

Open Plan Kitchen & Living Area

36' 11" max x 16' 3" (11.24m x 4.95m)

Kitchen Area

Shaker-style kitchen with wooden worktops and a large custom-made island with a breakfast bar and storage units. A range of integrated appliances, such as an AEG induction hob with an extractor hood, a butler sink, a wine cooler, a double Zanussi oven, space and plumbing for a fridge freezer, LED kickboard lighting, a uPVC double-glazed window to the rear aspect, tiled flooring with zone underfloor heating.

Lounge Area

Bi-folding doors to the rear aspect overlooking the rear garden, TV and power points, tiled flooring, and underfloor heating with zone control.

Dining Area

12' 10" x 10' 10" (3.91m x 3.30m)  
One set of 3-panelled bi-folding doors to the rear aspect, 2 uPVC double-glazed windows to either side aspect, tiled flooring with underfloor heating.

First Floor Landing

19' 8" max x 13' 0" max (5.99m x 3.96m)  
Carpeted, access to bedrooms, and a uPVC double-glazed window to the front aspect, and a radiator. Large airing cupboard housing a gas central heating boiler and the hot water cylinder.

Master Bedroom

20' 2" max x 20' 5" (6.14m x 6.22m)  
Having a uPVC double-glazed window to the rear aspect. Access to the dressing room area - space for wardrobes and the en-suite. Access to a balcony 13'5" x 9'10" (4.09m x 2.99m).

En-Suite

10' 11" x 8' 5" (3.32m x 2.56m)  
Large walk-in shower with rainfall effect, a freestanding bath tub, uPVC double-glazed obscured window to the side aspect, a low-level WC, a pedestal wash hand basin unit, a chrome heated hand towel rail, and an extractor unit.

Bedroom 2

19' 6" x 17' 10" (5.94m x 5.43m)  
Two uPVC double-glazed windows to the side aspect and 2 radiators. Access via:

Dressing Room

7' 11" x 6' 8" (2.41m x 2.03m)  
A Velux window and a radiator. Access to:

En-Suite Shower Room

7' 11" x 5' 4" (2.41m x 1.62m)  
A shower cubicle, a low-level WC, a uPVC double-glazed window to the side aspect, tiled flooring, and a pedestal hand-wash basin unit.

Bedroom 3

16' 5" x 12' 9" (5.00m x 3.88m)  
Having a uPVC double-glazed window to the rear aspect and a radiator. Access to:

En-Suite

6' 7" x 5' 11" (2.01m x 1.80m)  
A low-level WC, a pedestal hand wash basin unit, a shower cubicle, a uPVC double-glazed obscured window to the side aspect, tiled flooring, and an extractor unit.

Bedroom 4

16' 5" x 12' 9" (5.00m x 3.88m)  
Having 2 uPVC double-glazed windows to the front aspect, 2 radiators, and loft access. Loft comes with 300mm of insulation, no boarding. Access to:

En-Suite

6' 0" x 6' 7" (1.83m x 2.01m)  
Having a shower cubicle, a low-level WC, a hand wash basin unit, a chrome heated hand towel rail, tiled flooring, a half surround, and an extractor unit.

Double Garage

19' 8" x 17' 11" (5.99m x 5.46m)  
Two electric vehicular roller doors, 1 personal electric roller door, power and lighting, and a wall-mounted. consumer unit

Outside Rear

Enclosed garden which has been recently landscaped and is enclosed with fenced perimeters, patio pathway, and a gravelled arrangement. Side garden access with an artificial turf, with external power and water source.

Outside Front

Driveway parking for multiple vehicles, access to a double garage, a storm porch, and a front entrance.







**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE





**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE





**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

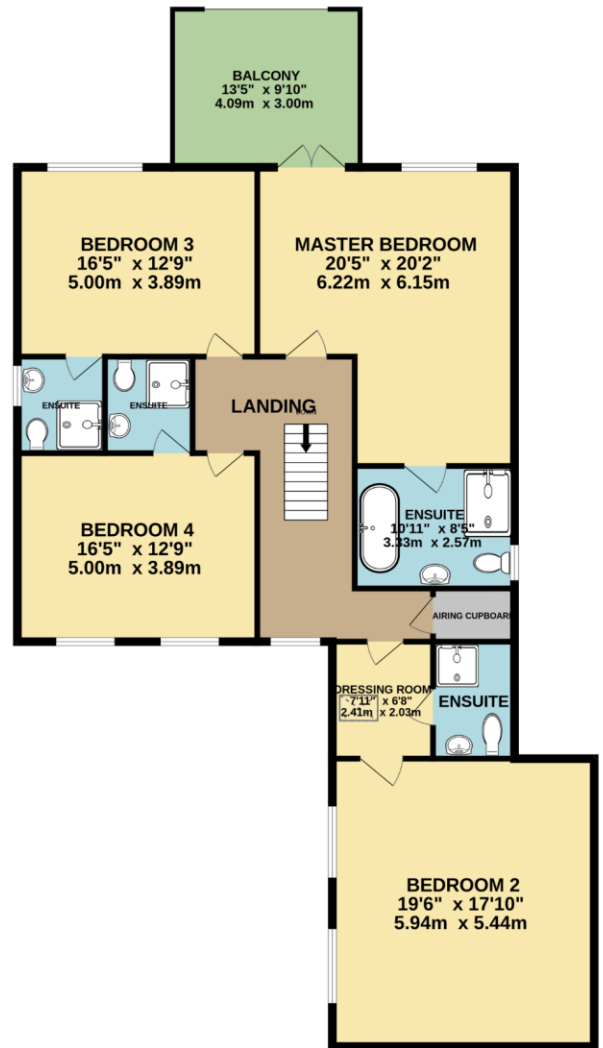
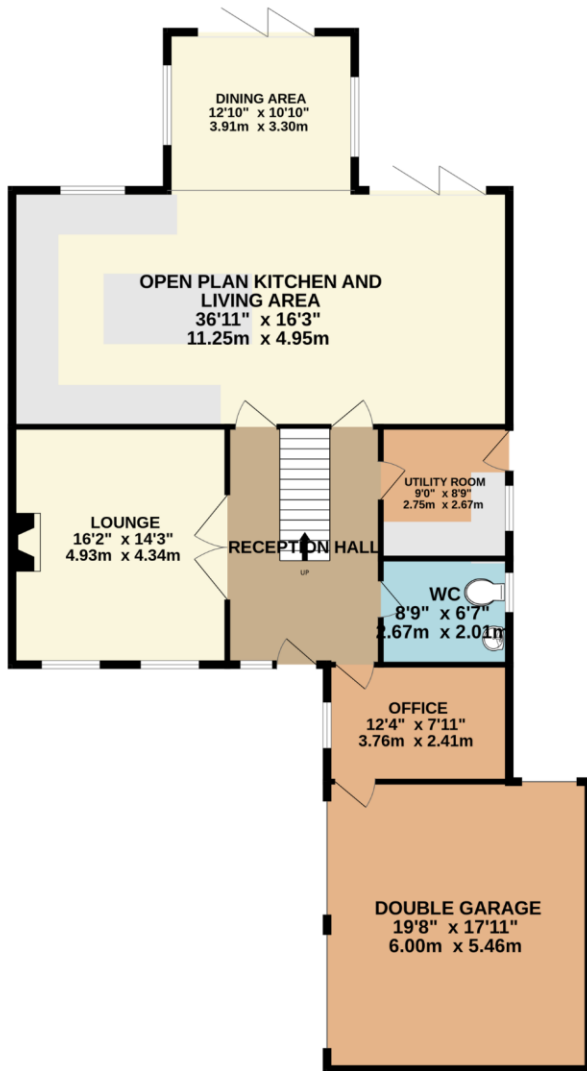




**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

GROUND FLOOR  
1689 sq.ft. (156.9 sq.m.) approx.

1ST FLOOR  
1556 sq.ft. (144.6 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.5 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.  
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

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



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE