



April Rise Horncastle Road, Bardney Lincoln LN3 5SU

welcome to

April Rise Horncastle Road, Bardney Lincoln

Situated on a generous plot within the village of Bardney is this spacious detached bungalow enjoying double bedrooms with en suite to the master, two reception rooms, ample driveway parking, integral garage and beautiful field views to both the front and rear.





Entrance Porch

4' 11" x 7' 4" (1.50m x 2.24m)

Entrance Hall

Lounge

16' 2" x 12' 3" (4.93m x 3.73m)

Dining Room

11' 10" x 8' 11" (3.61m x 2.72m)

Kitchen / Diner

12' 5" x 12' 7" (3.78m x 3.84m)

Inner Hall

Additional Wc

Bedroom One

19' 6" x 12' 9" (5.94m x 3.89m)

En Suite

Bedroom Two

19' 6" x 11' 11" (5.94m x 3.63m)

Bedroom Three

12' 5" x 12' 8" (3.78m x 3.86m)

Bedroom Four

Bathroom

Outside

Integral Garage

16' 6" x 10' 3" (5.03m x 3.12m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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April Rise Horncastle Road, Bardney Lincoln

- SPACIOUS FOUR BEDROOM DETACHED BUNGALOW
- GENEROUS PLOT WITH FIELD VIEWS TO THE FRONT & REAR
- TWO RECEPTION ROOMS
- EN SUITE, FAMILY BATHROOM & ADDITIONAL WC
- DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

offers in the region of

£380,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121381



Property Ref:
LCR121381 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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