



Station Road, Bardney Lincoln LN3 5UF

welcome to

Station Road, Bardney Lincoln

Situated within a sought after village location with amenities nearby is this spacious detached family home. Boasting four double bedrooms, three reception rooms, two bathrooms and a generous plot with ample driveway parking and a detached garage.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Shower Room

Lounge

11' 9" max into recess x 11' 8" max into recess (3.58m max into recess x 3.56m max into recess)

Dining Room

11' 7" x 11' 7" (3.53m x 3.53m)

Additional Reception Room

23' 10" x 9' 9" (7.26m x 2.97m)

Kitchen

12' x 8' 11" (3.66m x 2.72m)

First Floor Landing

Bedroom One

11' 8" max into recess x 11' 8" max into recess (3.56m max into recess x 3.56m max into recess)

Bedroom Two

11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom Three

12' x 8' 7" (3.66m x 2.62m)

Bedroom Four

9' 2" max into recess x 9' 10" max into recess (2.79m max into recess x 3.00m max into recess)

Bathroom

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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Station Road, Bardney Lincoln

- SPACIOUS DETACHED FAMILY HOME ON A GENEROUS PLOT
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- THREE RECEPTION ROOMS
- SHOWER ROOM & BATHROOM
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121532



Property Ref:
LCR121532 - 0004

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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