



**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](http://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](https://williamhbrown.co.uk/Property/LCR121532)



Property Ref:  
LCR121532 - 0004

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