



David Todd Way, Bardney, Lincoln, LN3 5DN

welcome to

David Todd Way, Bardney, Lincoln

We are acting in the sale of the above property and have received an offer of £130,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Kitchen / Living Space

27' x 11' 7" (8.23m x 3.53m)

With double glazed window to the front and double glazed patio doors opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, vinyl flooring, space for fridge freezer, part tiling to the walls and radiator.

Cloakroom

With wc, wash hand basin, vinyl flooring, radiator and part tiling to the walls.

First Floor Landing

With loft access point, carpet flooring and airing cupboard.

Bedroom One

9' 2" x 11' 8" (2.79m x 3.56m)

With double glazed window to the rear, carpet flooring and radiator.

Bedroom Two

11' 7" x 7' 4" (3.53m x 2.24m)

With two double glazed windows to the front, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, tiling to the floor, part tiling to the walls and extractor fan.



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welcome to

David Todd Way, Bardney Lincoln

- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY
- INVESTMENT OPPORTUNITY
- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN LIVING

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR122606](https://www.williamhbrown.co.uk/Property/LCR122606)



Property Ref:
LCR122606 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)