



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN HORNCASTLE

Gold Trusted
Service Award
2023 feefo^{co}



35 Silver Street
Bardney, Lincoln. LN3 5SS



35 Silver Street, Bardney



35 Silver Street is a three bedroom detached bungalow, set back from the road, enjoying excellent gardens and spacious accommodation to the popular, well-serviced village of Bardney. The property benefits from recent updates to the kitchen, bathroom and soffits & facias.

The large village of Bardney offers a very good range of local amenities, including a well-respected primary school, post office/village store, medical centre, pharmacy, Co-op supermarket, public houses and more.

The village is conveniently located for access to the market town of Horncastle with its outstanding grammar school, a number of RAF bases in the region, the historic City of Lincoln with its universities and excellent range of shopping and social facilities; Sleaford, Grantham, the A1 and Newark with its high speed rail link to London Kings Cross.

ACCOMMODATION

Hallway with uPVC obscure double glazed main entrance door, carpeted floor, electric storage heater, built in storage cupboard, loft access hatch, wall lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front, window to side aspect; stone fireplace with tiled hearth and wood mantel, electric storage heaters, carpeted floor, TV point, ceiling light and power points. Wood sliding doors to:

Side Hallway with composite obscure double glazed door to side aspect; carpeted floor, ceiling light. Door to:

Kitchen having uPVC double glazed window to side aspect; a good range of modern kitchen units to base and wall levels, Lamona sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, under counter washing machine, Hotpoint oven and four ring hob beneath extractor canopy. Wood effect flooring, ceiling light and power points.





Bedroom with uPVC double glazed bay window to front aspect; carpeted floor, TV point, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, ceiling light and power points.

Bedroom with uPVC double glazed windows to side and rear aspects; carpeted floor, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to rear aspect; bath with electric shower over to tile surround, wash hand basin inset to vanity unit and low level WC. Wood effect flooring, built in storage space, tiled to half height to walls and ceiling light.

OUTSIDE

The property is set back from Silver Street, approached via a tarmac driveway (re-laid in 2022) to provide parking spaces for multiple vehicles and leading to the outbuildings and stores, namely: **Utility** with external access via uPVC door to side, uPVC double glazed windows to side and rear aspects, space and connections for upright fridge-freezer, dryer, tiled floor, ceiling light and power points.

Gardener's WC with external access via wood door to side aspect and wood obscure single glazed window; low level WC and ceiling light.

Detached Garage with wood single glazed windows to sides and rear aspects; up and over door to front, ceiling light, coal store to rear and external access via uPVC obscure double glazed door to side.

The front garden is laid to mature flower beds, around and geometric gravel and concrete feature to provide beautiful, south facing space viewed from the front bedroom and living room.

The rear garden is laid to low maintenance gravel beds; with established flowers and shrubs including buddleia to the rear, contained by timber fencing, a path leads through to the side.

The side garden is laid to lawn, with paved patio seating areas and paths leading alongside mature flower beds and to the greenhouse, vegetable box and timber framed Summerhouse. Path continues back to the front garden.



West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

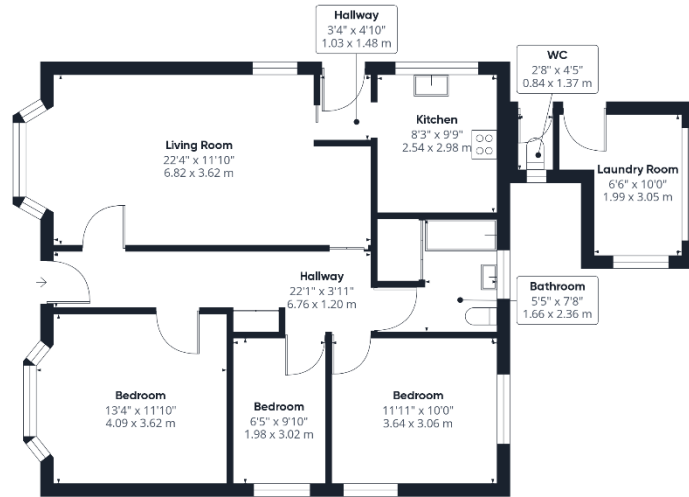
VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 10.4.2024



Ground Floor Building 1



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

