



**31 Lea Grove**  
Bardney, Lincoln. LN3 5XN

**BELL**





## 31 Lea Grove

### Bardney

31 Lea Grove is a beautiful 3/4 bedroom family home, extended and modernised in recent years to provide contemporary living space of a high standard. Making the most of the beautifully landscaped, South-facing rear garden, the property boasts an open-plan Dining Kitchen with French doors and Garden Room with bi-fold doors to the patio. The garden provides lawned and further seating spaces, a versatile Summerhouse and firepit seating plus raised, decked barbeque area.

The ground floor is complete with front-facing Living Room, hallway, side lobby, utility and cloakroom; the first provides three bedrooms (two generous doubles) and family bathroom and access to the second storey, third bedroom. The property offers off-road parking for multiple vehicles.



#### ACCOMMODATION

**Hallway** having wood effect double glazed obscure front entrance door with uPVC double glazed window to side with internal shutter; wood effect flooring, carpeted staircase with spindle and oak balustrade to first floor, radiator, ceiling light and power points. Doors to kitchen and to:

**Living Room** having uPVC double glazed bay window to front with internal shutters; wood effect flooring, radiator, TV point, ceiling light and power points.

**Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer set to square edge worktop, Beko oven and CDA four ring induction hob beneath extractor canopy.



Wood effect flooring, ceiling spotlights plus lights to kick boards and power points. Door to side lobby, open to:

**Dining Room** having uPVC double glazed French doors to rear aspect; wood effect flooring, radiator, ceiling light and power points.

**Side Lobby** with wood effect double glazed obscure door to front aspect; wood effect flooring, radiator, ceiling light. Doors to utility, cloakroom, open to:

**Garden Room** having uPVC double glazed bi fold doors to side, window to rear aspect; wood effect flooring, radiators, TV point, ceiling spotlights and power points.

**Cloakroom** with uPVC double glazed obscure window with internal shutters to front aspect; low level WC, wash hand basin, wood effect flooring, radiator and ceiling light.

**Utility** comprising storage units to base and wall levels, sink and drainer set to wood edge worktop surface, space and connections for upright American style fridge freezer, washing machine and dryer. Tiled flooring, ceiling light and power points.

#### First Floor

**Landing** with uPVC double glazed window with internal shutters to side aspect; carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

**Family Shower Room** having uPVC double glazed obscure window with internal shutter to side aspect; walk in shower cubicle with monsoon and regular heads over, Roca wash hand basin set to storage unit; mirror with light surround over and low level WC. Tiled floor, decorative cornices, heated towel rail and ceiling spotlights.

**Bedroom 2** with uPVC double glazed window to rear with internal shutters; built in bank of wardrobes, carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** with uPVC double glazed window to front with internal shutters; built in wardrobe storage, carpeted floor, radiator, TV point, decorative cornices and ceiling light.

**Bedroom 4 / Office** with uPVC double glazed window to front with internal shutters; mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points.

Up carpeted stairs with spindle and oak balustrade to:







## Second Floor

**Landing** with carpeted floor, ceiling light. Door to:

**Bedroom 3** with skylight to rear, carpeted floor, radiator, built in storage space, ceiling light and power points.

## OUTSIDE

The property is approached to the front through double vehicle gates and up brick paved driveway, providing off road parking for multiple vehicles.

The rear garden has been expertly landscaped to provide a series of outdoor spaces; with a wealth of mature borders and flowers beds throughout. Leading off the dining room and garden room is a large paved patio, facing south down the garden; leading into a pair of circular brick-edged lawns.

A further patio space sits behind the garden room, while through a circular entranceway to the rear of the garden is further seating space. This stands before the versatile **Summerhouse / Store**; with uPVC double glazed sliding door to front; full height window to side. With lights and power; wood effect flooring and an ancillary store. Adjacent to the summerhouse is a beautiful barbecue and firepit space; with circular seating contained by wood fencing and a raised **Barbecue / Outdoor Kitchen** space with bevel edge worktops and storage laid to timber decking.

**East Lindsey District Council – Tax band: A**

**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

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