



111 Station Road
Bardney, Lincoln. LN3 5UF

BELL



111 Station Road Bardney

111 Station Road is a two-bedroom, semi-detached property, with front and side garden spaces and dedicated off-road parking. Recently modernised and improved throughout, including new bathroom, kitchen and carpets; the property is an ideal blank canvas ready for prospective purchasers to decorate as desired. Ground floor accommodation comprises a large lounge, and kitchen, while the first provides bedrooms and shower room.

Bardney is ideally positioned for commuters, with easy access to Lincoln City centre, hospital, and university. Newark is also within reach, also offering a direct rail service to London. The large, well-serviced village is surrounded by open countryside, with walking and cycling routes along the River Witham and through Bardney Lock.



ACCOMMODATION

Entered to the front through composite double glazed obscure door to:

Living Room having uPVC double glazed windows to front and side aspects; carpeted stairs to first floor with built in under stairs storage space, wood effect flooring, radiators, TV point, ceiling lights and power points. Door to:

Kitchen having uPVC double glazed window to front aspect; modern kitchen units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge wood effect



worktop with space and connections for under counter washing machine, Prima oven, four ring induction hob beneath extractor canopy. Wood effect flooring, radiator, ceiling spotlights and power points.

First Floor

Landing with carpeted floor, radiator, ceiling light and power points. Doors to bedrooms and bathroom.

Bedroom with uPVC double glazed window to front aspect; built in over stairs storage space, carpeted floor, radiator, ceiling light and power points.

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

Shower Room having uPVC double glazed obscure window to front aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, built in airing cupboard housing the wall mounted Ideal gas fired boiler, radiator, heated towel rail and ceiling lights.

OUTSIDE

The property is approached up a gravelled access off Station Road, and through vehicle gates to the front, brick paved driveway providing parking space; paved patio, garden to be established and a path across to the front door. The boundaries are hedged, with a gate through to the side patio - home to a useful store; with fenced and walled boundaries.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: C

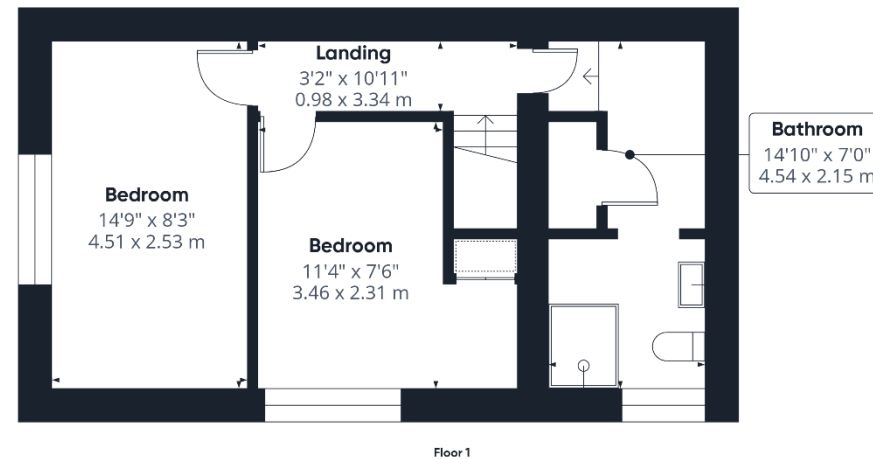
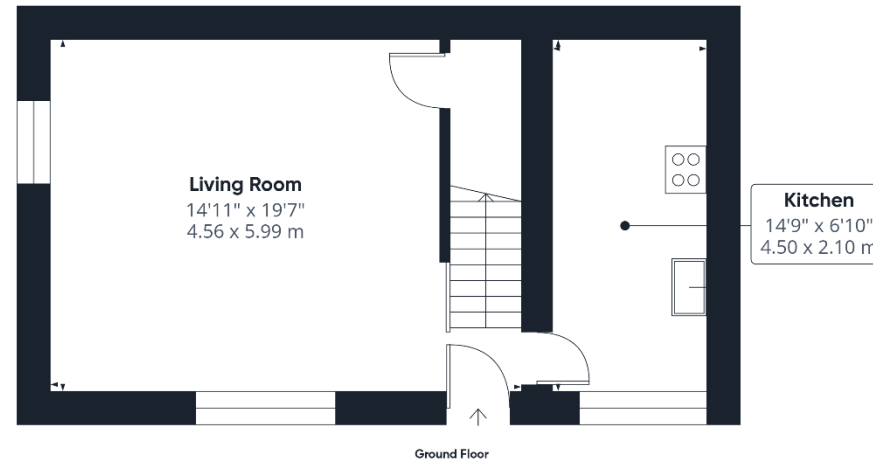
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 04.09.2025



Approximate total area^m
757 ft²
70.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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