



8 Manor Close

Bardney, Lincoln, Lincolnshire LN3 5ST

Offers Over £210,000

BELL
ROBERT BELL & COMPANY



8 Manor Close

Bardney, Lincolnshire LN3 5ST

Lincoln – 11 miles

Grantham – 33 miles with East Coast rail link to London

Boston - 27 miles

Woodhall Spa – 9 miles

(Distances are approximate)

An exceptionally well presented three double bedroom semi detached house pleasantly situated within this well serviced Lincolnshire village. Internally the property is thoughtfully designed with a stylish dining kitchen, living room having patio doors to the garden and en-suite to main bedroom. Outside there is off street parking and south westerly facing lawned gardens. The village has a wide range of facilities including CO-OP food store, post office, butchers, primary school and traditional public houses. There is public transport into the historic city of Lincoln and the inland resort of Woodhall Spa is approx. 10 miles distance. A viewing is recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a uPVC door into:

Entrance Lobby

With cloak hooks to one wall, coved ceiling, wood effect flooring, doorway to kitchen and door to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, tiled flooring, coved ceiling and radiator.



Dining Kitchen 18' 0" x 14' 8" (5.48m x 4.47m)

A superb dual aspect room with a stylish range of fitted units including one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a five ring gas hob over electric oven and wall mounted cupboards above with filter hood over the hob. To one side is further worksurface over base units, space and plumbing for washing machine and integrated fridge over freezer to one end. There are coved ceilings, wood effect flooring, radiator, power points, staircase to first floor with storage below and door to:

Lounge 14' 0" x 13' 0" (4.26m x 3.96m)

Overlooking the rear garden through uPVC patio doors and having electric coal effect fire set to decorative surround, coved ceiling, radiator and power points.

First Floor

Landing

With access to roof space having loft ladder and partially boarded loft. There are coved ceilings, power points and door to:

Bedroom 1 11' 4" x 10' 2" (3.45m x 3.10m)

With front aspect and having two full height built-in wardrobes and overhead storage, coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and coved ceiling.

Bedroom 2 10' 3" x 9' 0" (3.12m x 2.74m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

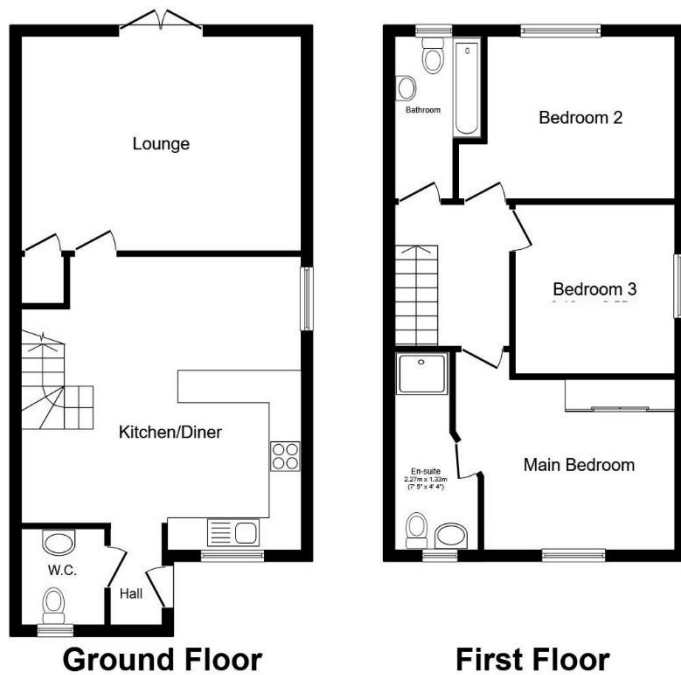
Bedroom 3 10' 4" x 8' 0" (3.15m x 2.44m)

With a side aspect and having coved ceiling, radiator and power points.

Bathroom

With a white suite comprising panelled bath having shower over, wash hand basin over vanity unit and a low-level WC. There is coved ceiling and a heated towel rail.





Ground Floor

First Floor

Total floor area 103.6 sq.m. (1,115 sq.ft.) approx

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).

Outside

The property is approached over a block paved double width driveway providing side by side off street parking with iron railings to borders. There is outside power points and water tap. The enclosed south westerly facing garden is predominantly laid to lawn with covered patio area providing ideal all weather outside space. There is outside lighting and water tap.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = B

EPC 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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