



63 Silver Street
Bardney, Lincolnshire. LN3 5XG





63 Silver Street, Bardney

**FOR SALE BY INDIVIDUAL AUCTION:
WEDNESDAY 29th MAY 2024 – 2pm
(Unless sold Previously by Private Treaty)
VIEWING AVAILABLE 1-2pm ON DAY
AUCTION GUIDE PRICE £200,000**

This is a good sized dormer bungalow (GIFA 1,004 ft² /93 m²) in need of a significant scheme of refurbishment and repair, with some structural movement; very pleasantly located on the eastern fringe of the historic village of Bardney.

Standing within grounds of 0.25 of an acre, planning consultants have advised that the property offers additional development potential, subject to appropriate planning consent, for the erection of an additional dwelling within the grounds.

More information available upon request.



ACCOMMODATION

Entrance Hall having a double glazed uPVC front entrance door, staircase up to first floor, a large under stairs cloaks cupboard, and radiator.

Sitting Room with a westerly outlook across side garden; chimney breast with fireplace having a tiled surround and hearth, radiator and wall light fittings. Large open archway through to:

Dining Room with a northerly outlook over the rear grounds from the French doors; and radiator. Doorway through to:



Kitchen having a northerly outlook over the rear of the property; a range of fitted kitchen units, work surface areas with single drainer one and a half bowl sink unit inset, drawer and cupboard space below and room beneath for kitchen appliance. Additional work surface with drawer and cupboard space and a concealed water softener below. The surface extends around two walls with drawer and cupboard space and room for further appliances, wall cupboard space above one end of the units space for a freestanding electric cooker. Tiled splash back to the fitted work surface areas, coving and radiator. Door to rear entrance lobby and doors through to sitting room and to:

Large Pantry/Utility with built in cupboard space and shelving, tiled floor and plumbing for washing machine.

Family Room a good sized reception room with a southerly outlook over the front garden and across Silver Street; coving and radiator.

Rear Entrance Lobby with two doors providing access out into the grounds and a door through to:

Cloakroom with wash hand basin and low-level WC.

First Floor

Large Landing having a southerly view out over the front of the property and beyond to neighbouring homes on Silver Street; access to roof space.

Bedroom of excellent proportions having an easterly outlook from the gable end window; built-in wardrobe space and radiator.

Large Shower Room having a large corner shower cubicle with Triton shower fitting, wash hand basin with extensive vanity top surface area across the adjoining wall with a range of drawer and toiletry cupboard space beneath and wall covered units above; low-level WC with concealed cistern. Tiling to all walls to full height, tiled floor and ladder back style radiator/towel rail; large built-in airing cupboard to one end of the room with radiator

Bedroom having a westerly view across the side garden and up Silver Street towards the heart of the village; built wardrobe space and radiator.





OUTSIDE

The bungalow stands in a prominent location on Silver Street in grounds of an 0.25 acre (sts) and is approached from the roadside across a concrete driveway which provides more than ample parking for both family and visitors.

Large double gates provide vehicular access to into the main grounds to the rear. There is a small garden area to the front of the property and the gardens to the rear are as a whole somewhat overgrown with trees and shrubs and areas of open lawn. There is a good freezer/store shed close to rear of the bungalow, a large timber former garage and workshop in part with concrete base and a further large timber and concrete Store Shed with a concrete base.

Rear Store Room with light fitting and power point.

A footpath runs down the eastern side of the bungalow from where you can access the integral **Boiler Room** with a Worcester gas central heating boiler.

THE AREA

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.



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Approximate Gross Internal Area
Ground Floor = 86.4 sq m / 930 sq ft
First Floor = 51.2 sq m / 551 sq ft
Total = 137.6 sq m / 1481 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

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

Brochure prepared 17.4.2024

PLANNING CONSULTANTS: Lincs Design Consultancy

12 Vickers Lane, Louth. LN11 0PJ

Contact: Ricky Newton – 01507 611155 (Ref: LDC4232)

admin@lincsdesignconsultancy.co.uk

PLEASE NOTE:

All potential buyers are to contact the agent to request Buyers Information Pack.

DISCLAIMER

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