



Wragby Road, Bardney



£189,950

- Semi Detached House
- Three Bedrooms
- Lounge with Multifuel Stove
- 17ft Dining Kitchen
- Family Room
- Generous Off-Road Parking & Garage
- Low Maintenance Garden with Open Views
- EPC rating D



Semi Detached House with Open Countryside Views & situated in the village of Bardney, within walking distance of the village amenities. The accommodation comprises Entrance Hall, Lounge with Multifuel burning stove, Dining Kitchen with Utility Area, Downstairs Bathroom, Rear Hall, Family Room, Three Bedrooms and Upstairs WC. Outside there is a good-sized driveway, low maintenance rear garden and Detached Garage.

Entrance Hall

Door to front aspect, radiator, stairs to first floor and tiled flooring.

Lounge

14'8" x 12'11" (4.5m x 3.9m)

Window to front aspect, radiator and multifuel burning stove within feature brick and timber fireplace.

Dining Kitchen

17'10" x 9'5" (5.4m x 2.9m)

Window to side aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit, fitted oven with five gas burner hob and extractor hood over. Space and plumbing for dishwasher. Part tiled walls, tiled flooring and radiator.

Utility Area

In the understairs space, plumbing for washing machine and tiled flooring.



Rear Hall

Door to rear aspect and window to side aspect. Tiled flooring and radiator.

Bathroom

9'0" x 8'4" (2.7m x 2.5m)

Window to side aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle with wall mounted shower appliance. Part tiled walls and tiled flooring.

Family Room

13'4" x 12'6" (4.1m x 3.8m)

French doors to rear, radiator and laminate flooring.

Landing

Window to side aspect, loft access and built in double cupboard housing wall mounted gas combi central heating boiler.

Bedroom One

13'7" x 10'1" (4.1m x 3.1m)

Window to front aspect, radiator and double fitted wardrobes.

Bedroom Two

9'8" x 8'11" (3m x 2.7m)

Window to rear aspect and radiator.

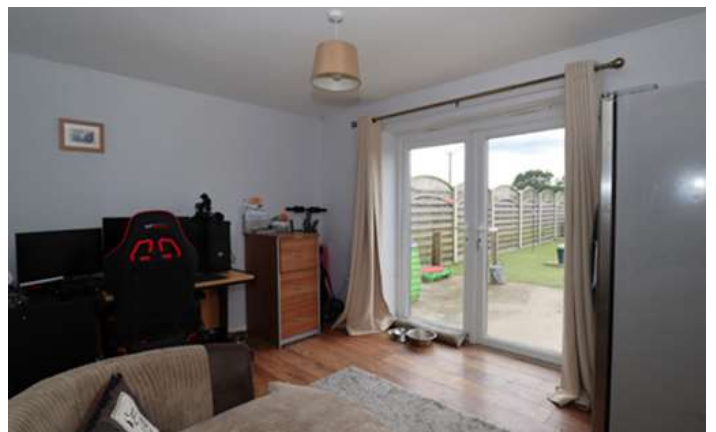
Bedroom Three

9'0" x 8'10" (2.7m x 2.7m)

Window to rear aspect and radiator.

WC

Fitted with a low level wc and wash hand basin.





Outside

To the front of the property, it is gravelled providing off road parking for several vehicles and with the driveway continuing down the side of the property to the detached garage. To the rear is an enclosed low maintenance garden with open countryside views.

Garage

21'0" x 10'10" (6.4m x 3.3m)

Double doors to front, side personal door and window, power and lighting.

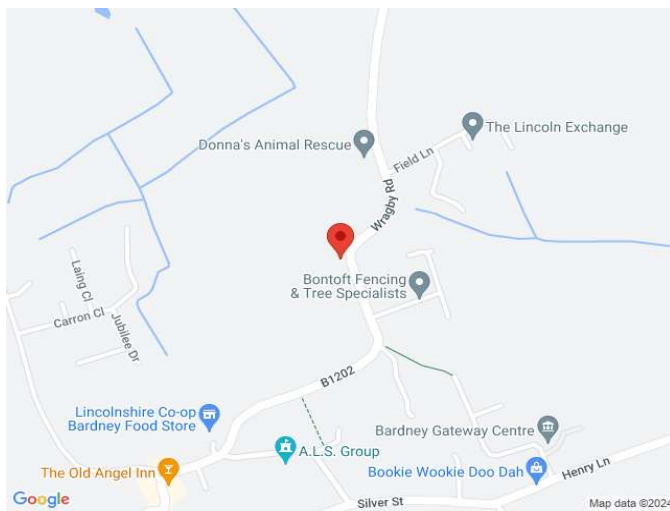
Agents Note

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Floorplan



TOTAL FLOOR AREA: 324 sq ft (30.0 sq m) approx.
 This floor plan is a general guide only and does not constitute an offer of any property. It is intended to provide a visual representation of the layout and approximate dimensions of the property. The actual layout and dimensions may vary slightly from those shown. The information is provided for your information only and should not be relied upon for any specific purpose. The information is provided as a guide only and does not constitute an offer of any property. It is intended to provide a visual representation of the layout and approximate dimensions of the property. The actual layout and dimensions may vary slightly from those shown. The information is provided for your information only and should not be relied upon for any specific purpose.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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