



## Manor Close, Bardney



### Offers over £200,000

- Semi-Detached House
- Three Bedrooms
- Kitchen Diner & Lounge
- Rear Garden & Driveway
- Bathroom & En-suite
- Downstairs W/C
- Freehold
- EPC rating C



Well Presented THREE BEDROOM Semi Detached House situated in the popular village of Bardney which is found to the southeast of Lincoln city. Bardney is a well served village and boasts a variety of amenities to include shops, public house, school and fish and chip shop.

The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, WC, Landing, Three Bedrooms with Ensuite to Master and main Bathroom. Outside there is off road parking and an enclosed rear garden.

### Entrance Hall

4'11" x 3'3" (1.5m x 1m)

With access to W/C and kitchen/diner.

### Kitchen/Diner

17'11" x 14'8" (5.5m x 4.5m)

With windows to the front and side aspect, a range of wall and base units with worktops over, integrated double fan oven, 5 ring gas hob, dishwasher and fridge/freezer. A sink with drainer, space for utility and laminated flooring.

### Lounge

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

French doors to the rear garden, access to cupboard and electric fireplace.

### W/C

3'0" x 6'1" (0.9m x 1.9m)

With a window to the front aspect, W/C, vanity unit with wash hand basin over and radiator.





## First Floor Landing

With access to the bedrooms and bathroom.

## Bedroom One

12'2" x 11'4" (3.7m x 3.5m)

With a window to the front aspect, fitted wardrobe, access to the en-suite, coving to ceiling and radiator.

## En-suite

9'1" x 4'0" (2.8m x 1.2m)

With a window to the front aspect, W/C, vanity unit with wash hand basin over and chrome heated towel rail.

## Bedroom Two

11'5" x 10'2" (3.5m x 3.1m)

With a window to the rear aspect with view of the church, coving to ceiling and radiator.

## Bedroom Three

10'4" x 7'11" (3.1m x 2.4m)

With a window to the side aspect, coving to ceiling and radiator.

## Bathroom

9'4" x 5'4" (2.8m x 1.6m)

With a window to the rear aspect, W/C, wash hand basin and panelled bath with shower over

## Outside

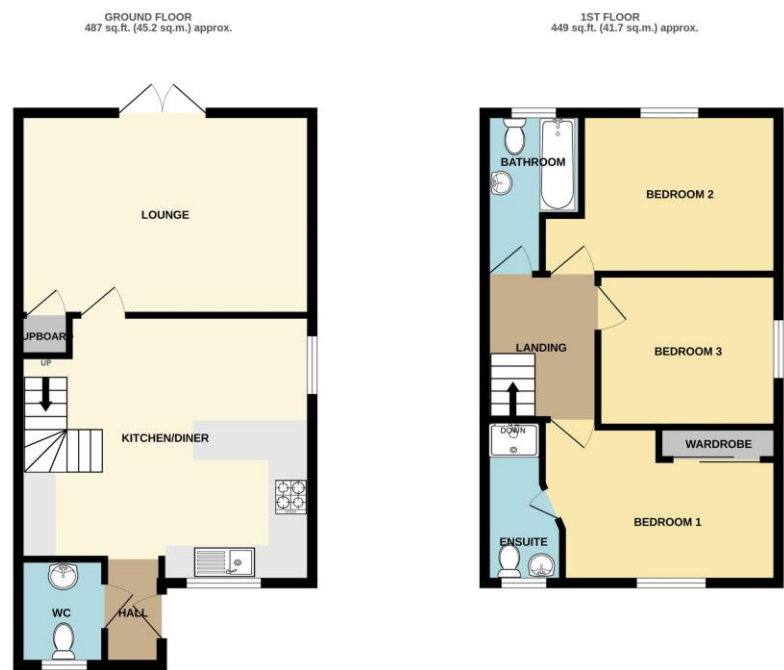
With off street parking to the front of the property and to the rear of the property is an enclosed garden with a lawn, patio and shed.

## Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan



TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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