



Hancock Drive, Bardney, Bardney



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£230,000



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Key Features

- Private countryside views to front
- Village Location
- Two Double Bedrooms
- Master with Ensuite
- Open Plan Lounge Diner
- Kitchen Diner
- Enclosed Mature Rear Garden
- Off-Road Parking with Single Garage
- Freehold
- EPC Rating C





Double fronted Two Bedroom Detached Bungalow boasting master with en-suite, featured arch from Lounge to Dining offering an open plan feel and grid windows throughout. The property benefits from private countryside views to the front, enclosed rear garden and off-road parking with a garage. A viewing is highly advised to appreciate the location on offer...

Property comprises, spacious Entrance Hall, Lounge diner with French doors leading to the rear, Kitchen Diner with integrated appliances (fan oven, gas hob, fridge and freezer) two double Bedrooms with the master boasting en-suite and a family Bathroom.

To the rear of the property there is an enclosed mature garden with a patio area, flower borders and access to the side. To the side of the property there is a single garage and off-road parking. The front offers private field views with Bardney church and Bardney walled gardens in close proximity.

Hallway 5'9" x 9'8" (1.8m x 2.9m)

With a window to the front aspect and access to cupboard.

Lounge/Diner 11'9" x 21'9" (3.6m x 6.6m)

With two windows to the front aspect, opening to the diner with french doors opening into the rear garden.

Kitchen 14'0" x 8'9" (4.3m x 2.7m)

With two windows to the rear aspect, door opening into the rear garden, a range of wall and base units with worktops over, fitted oven with four ring gas hob over and stainless steel sink with drainer unit.

Bathroom 5'9" x 7'2" (1.8m x 2.2m)

With a window to the side aspect, low level WC, wash hand basin and paneled bath.

Bedroom One 11'11" x 10'6" (3.6m x 3.2m)

With two windows to the front aspect and access to the shower room.

Shower Room 3'2" x 9'3" (1m x 2.8m)

With a window to the front aspect, low level WC, wash hand basin and enclosed shower.

Bedroom Two 10'10" x 8'10" (3.3m x 2.7m)

With a window to the rear aspect.

Garage 8'10" x 16'8" (2.7m x 5.1m)

Up and over door, electrical points and lighting.

Outside

Enclosed garden, patio area, mostly laid to lawn, mature shrubs and plants, fence bordered with access to the side.

Agent Note

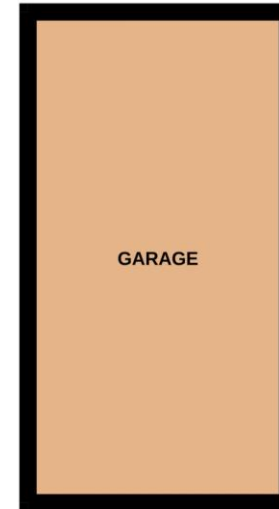
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GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



GROUND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst 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		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		