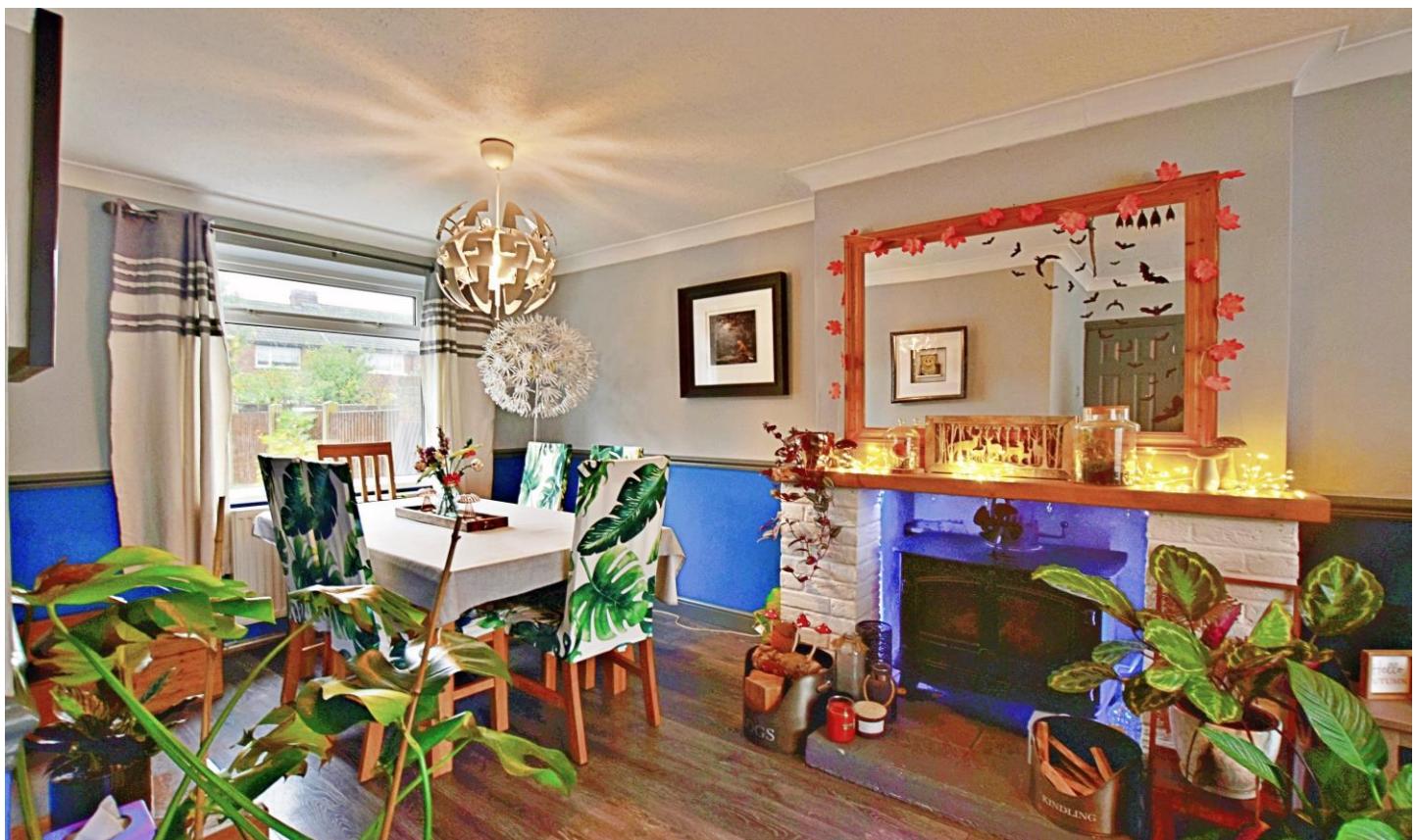




- End Terrace House
- 2 Double Bedrooms
- Large Rear Garden
- Lounge Diner With Log Burner
- First Floor Family Bathroom
- Well-Presented Throughout
- Close To Hartsholme Country Park
- End Of Cul-De-Sac Position

Bardney Close, Lincoln, LN6 0AL
£170,000



Enjoying an end cul-de-sac position is this end-terrace two double bedroom house boasting an extensive rear garden. The property is well-presented throughout and has accommodation over two floors. Ground floor accommodation comprising a welcome entrance hall, a lounge diner with a feature fireplace measuring 24'0" max, and a kitchen with a range of eye and base level units and a range cooker. Rising to the first floor are two double bedrooms, with the master benefitting from built-in wardrobes, with the first floor completed by a first floor three-piece family bathroom. The highlight of the property is the large rear garden, which, due to the end cul-de-sac position, provides a superb family-friendly garden that enjoys the sun throughout the day and comes with a large lawned area and potential for further developments and landscaping. Completing the property, there is gas central heating, uPVC double-glazing throughout, and a modern boiler with a regular service history. Nearby amenities include Hartsholme Country Park, off-licenses, national retailers, and transport links to and from Lincoln city centre. For further details and viewing requests, contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Front door entry to the front aspect, a uPVC double-glazed window to the side aspect, coved ceiling, wood-effect flooring, stairs rising to the first floor, a cupboard housing utility meters and the consumer unit. Access to the lounge diner and the kitchen.

Lounge Diner

20' 4" max x 12' 10" (6.19m x 3.91m)

Feature fireplace, 2 uPVC double-glazed windows to the front and rear aspects, and wood-effect flooring.

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)

Range of eye and base level units and counter worktops, sink and drainer unit, uPVC double-glazed window to the rear aspect, a Rangemaster cooker, and a uPVC external door to the rear aspect.

First Floor Landing

Large airing cupboard housing a gas central heating boiler, a uPVC double-glazing window the front aspect, and access to the loft - partially boarded, insulated, and a pull-down ladder.

Bedroom 1

10' 1" x 12' 9" (3.07m x 3.88m)

Built-in wardrobe with uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 2

9' 11" x 12' 9" (3.02m x 3.88m)

Built-in wardrobe, a radiator, and a uPVC double-glazed window to the front aspect, coved ceiling and a temporary stud wall.

Bathroom

7' 6" x 10' 4" (2.28m x 3.15m)

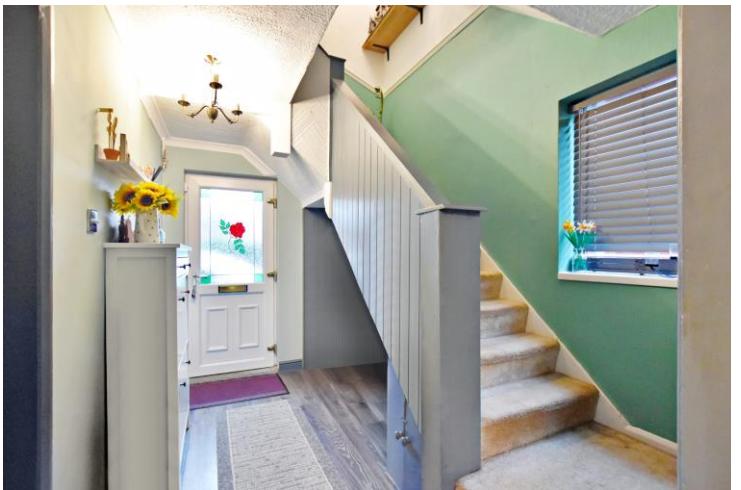
Three-piece suite comprising a panelled bath with electric shower, a low-level WC, a pedestal wash hand basin unit, a radiator, and 2 uPVC double-glazed obscured windows.

Outside Rear

Large lawned garden, enclosed with fenced perimeters, and a patio seating area, and 2 timber-built garden sheds. Side access to the front of the property.

Outside Front

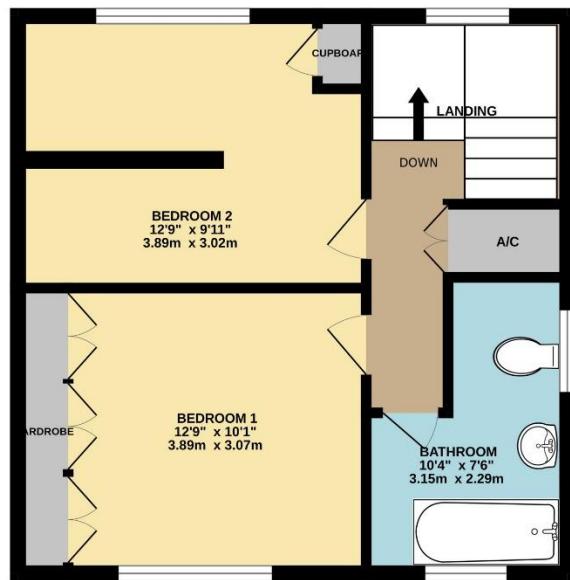
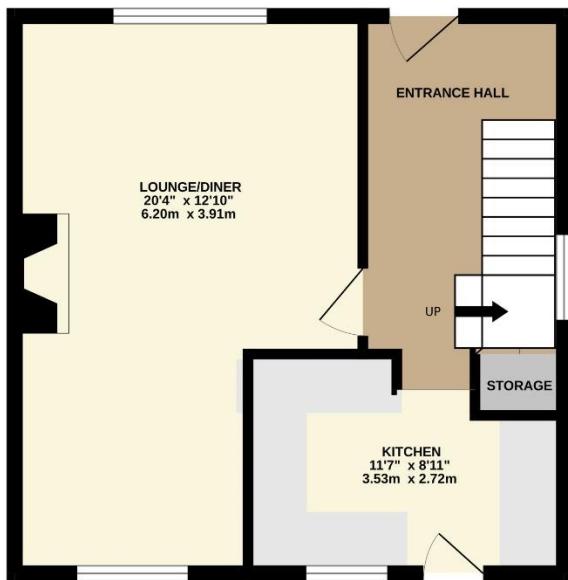
Landscaped and paved driveway providing pedestrian access to the front door entry.





GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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