



- Detached Four Bedroom Family Home
- Three Reception Rooms
- Large Driveway & Garage
- Well Presented Throughout
- Non-Estate Position
- New Windows & Doors Throughout
- Generous South-Facing Garden
- Call Today To View!

Station Road, Bardney, LN3 5UF
£350,000





Starkey&Brown is delighted to present this substantial detached four-bedroom family home occupying a desirable non-estate position on Station Road within the popular village of Bardney. The property is sat on a generous plot and offers versatile living throughout and is an impressive home, suited for modern day living. Accommodation briefly comprises an entrance lobby leading into an entrance hallway with access to three reception rooms including a bay-fronted lounge with a feature log-burner fireplace, a separate dining room, a versatile 23'0" family room with French doors leading onto the rear garden - creating a fantastic entertaining and living space with natural light from the south-facing rear garden, a modern kitchen featuring a range cooker, and ground floor three-piece shower room. On the first floor, there is a spacious landing area, four generous bedrooms, and a surprisingly spacious first-floor four-piece family bathroom suite. The current sellers have replaced all windows and doors in 2026 enhancing the appearance and efficiency of the home. It is well-presented with gas central heating throughout. Externally, there is a substantial driveway providing ample off-street parking, access to a single garage. To the rear of the property there is a generous south-facing garden offering great space for entertaining and relaxing. Station Road is located within the highly regarded village of Bardney and offers a wide range of local amenities including schools, a doctors surgery, shops, regular bus service to Lincoln city centre. The village is also surrounded by attractive countryside, whilst conveniently being positioned and is within easy access to Lincoln city centre. Viewing highly recommended. Call today to arrange a viewing! Council tax band: D. Freehold.



uPVC composite door leading into:

Lobby

Having a window to the front aspect. Further uPVC door leading into:

Entrance Hallway

Carpeted, staircase to the first floor, and a radiator. Access to:

Lounge

13' 7" into bay x 11' 9" max (4.14m x 3.58m)

Having a feature cast-iron log burner fireplace (been swept) with slate surround, a walk-in bay window to the front aspect, a further uPVC double-glazed window to the side aspect, a radiator, carpeted, a coved ceiling and wall mounted lights.

Kitchen

12' 0" x 9' 0" (3.65m x 2.74m)

Having a range of matching wall and base units, a ceramic sink with mixer taps, tiled splash backs, a range cooker with an overhead extractor fan, an integrated fridge freezer, space and plumbing for a washing machine and a dishwasher, a wall-mounted boiler, a uPVC double-glazed window to the side aspect, laminate flooring, and LED downlights. Open access to:

Family Room

23' 10" x 10' 2" (7.26m x 3.10m)

Having a uPVC double-glazed window to the rear aspect, an additional uPVC double-glazed window to the side aspect, French doors to the rear, laminate flooring, two radiators, and a coved ceiling.

Ground Floor Shower Room

Having a 3-piece suite comprising a tiled shower cubicle with mains-fed shower, a wash hand basin, a low-level WC, a ceramic tiled floor, a radiator, partly tiled walls, and an extractor fan.

Dining Room

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

Having a uPVC double-glazed window to the front and side aspects, carpeted, a radiator, and a coved ceiling.

First Floor Landing

Having a uPVC double-glazed window to the front aspect, carpeted, loft access - partly boarded, ladder and light. A coved ceiling, access to bedrooms, and a bathroom.

Bedroom 1

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

Having a uPVC double-glazed window to the front and rear aspects, carpeted, a radiator, and a coved ceiling.

Bedroom 2

11' 8" x 11' 8" (3.55m x 3.55m)

Having a uPVC double-glazed window to the front and side aspects, carpeted, a radiator, and a coved ceiling.

Bedroom 3

12' 2" x 8' 10" (3.71m x 2.69m)

Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, and a coved ceiling.

Bedroom 4

9' 10" max x 9' 3" max (2.99m x 2.82m)

Having uPVC double-glazed windows to the rear and side aspects, carpeted, a radiator, and a coved ceiling.

Family Bathroom

10' 5" x 9' 8" (3.17m x 2.94m)

Having a 4-piece suite comprising a walk-in double shower cubicle, a freestanding bath with a handheld shower unit, a low-level WC, a wash hand basin, tiled flooring, tiled walls, a frosted double-glazed window to the rear aspect, an extractor fan, LED lighting, and a storage cupboard with shelving.

Outside Front

To the front of the property, there is a 5-bar gate giving access to a gravelled driveway space for many vehicles and giving access to the garage, exterior lighting, and a secure gate at the side leading to the rear garden.

Garage

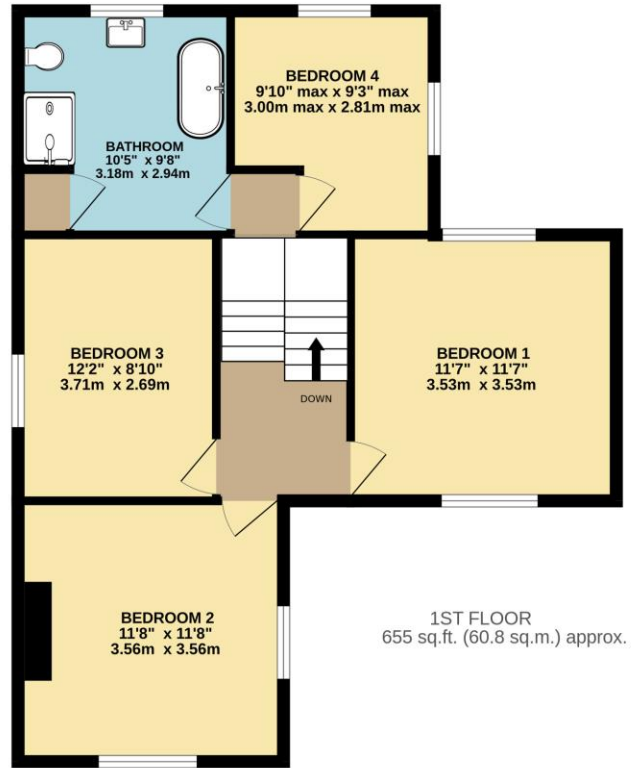
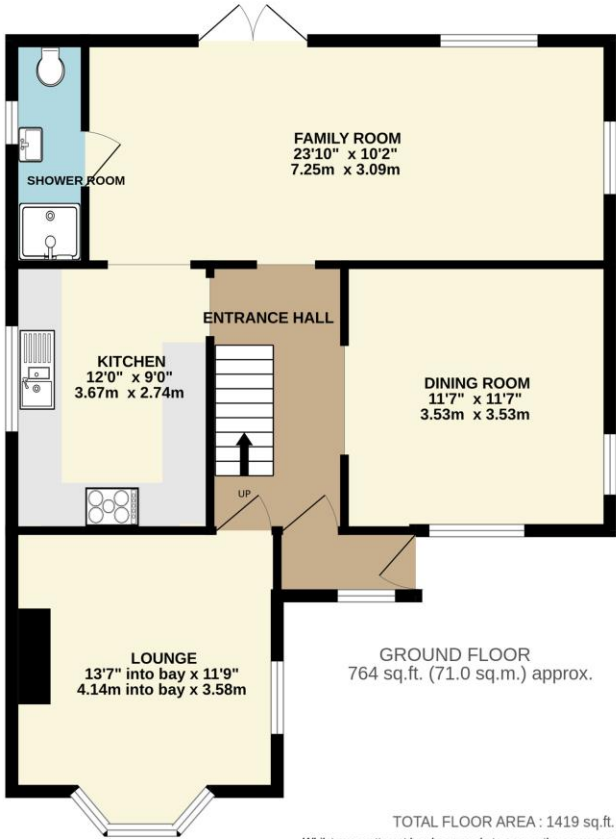
19' 8" x 10' 0" (5.99m x 3.05m)

Having an up-over door, power and light, a door to the side, and a wider-than-average door leading to the rear.

Outside Rear

To the rear of the property, there is a generous sized south-facing garden offering an excellent degree of privacy and being mainly laid to lawn with a large paved patio area, garden shed, log store, cold water tap, and outside lighting.





TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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