



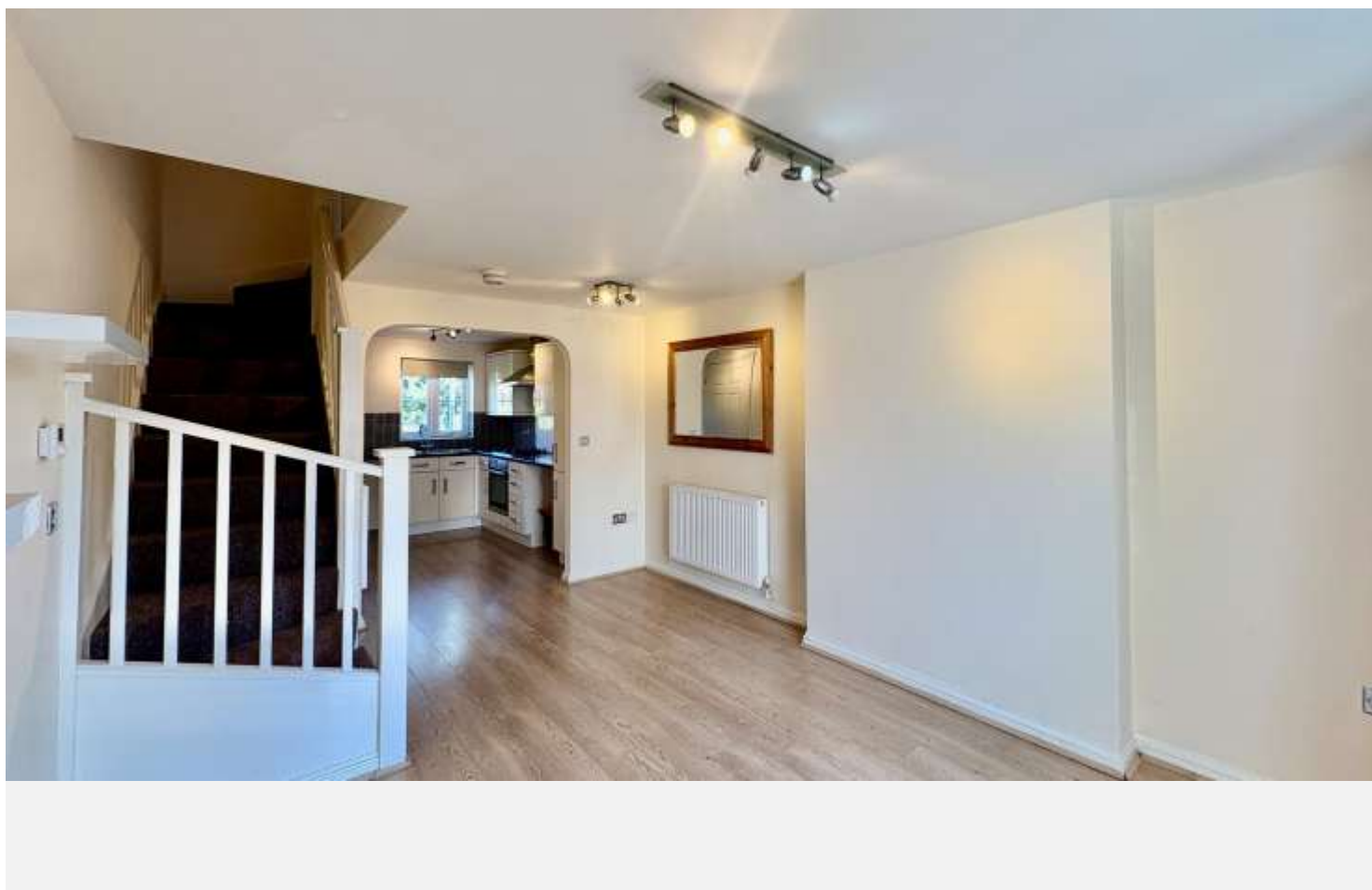
- Village Location
- Two Bedrooms
- Lounge/Diner & Kitchen
- Bathroom & Downstairs WC

- Extensive Double Glazing Throughout
- Gas Central Heating
- Off Street Parking
- Chain Free

Hancock Drive, Bardney, LN3 5SR
£140,000



Situated in the village of Bardney. Starkey&Brown are pleased to offer for sale this two-bedroom mid-terrace house with allocated parking. Accommodation comprises two bedrooms and a bathroom on the first floor. Whilst downstairs has a lounge diner, a kitchen, and a downstairs WC. The property has extensive uPVC double-glazing throughout, a gas-fired central heating system with a recently fitted Worcester combination central heating boiler in 2025, and is offered chain-free. Call today to view. Council tax band: A. Freehold.



Lounge Diner

15' 8" x 10' 10" (4.77m x 3.30m)

Having uPVC French doors leading to the rear garden, hard laminate flooring, two double radiators and stairs rising to the first floor.

Kitchen

10' 10" x 10' 2" max (3.30m x 3.10m)

Having a range of fitted wall and base units, rolled-edge work surfaces incorporating cupboards and drawers, built-in appliances, including a 4-ring gas hob, built-in fridge freezer, electric oven with extractor hood over, one and a half stainless steel sink with single drainer unit, a double radiator, plumbing for a washing machine and space for a dryer.

Downstairs WC

Having a two-piece suite comprising a wash hand basin, low-level flush WC, and a radiator.

First Floor Landing

Bedroom 1

10' 10" x 9' 9" (3.30m x 2.97m)

Having a uPVC double-glazed window and a double radiator.

Bedroom 2

10' 10" x 6' 1" (3.30m x 1.85m)

Having a uPVC window and a radiator.

Bathroom

Having a three-piece suite comprising a panelled bath with mains-fed shower over, wash hand basin, low-level flush WC, a radiator, shaver socket, and an extractor fan.

Outside Rear

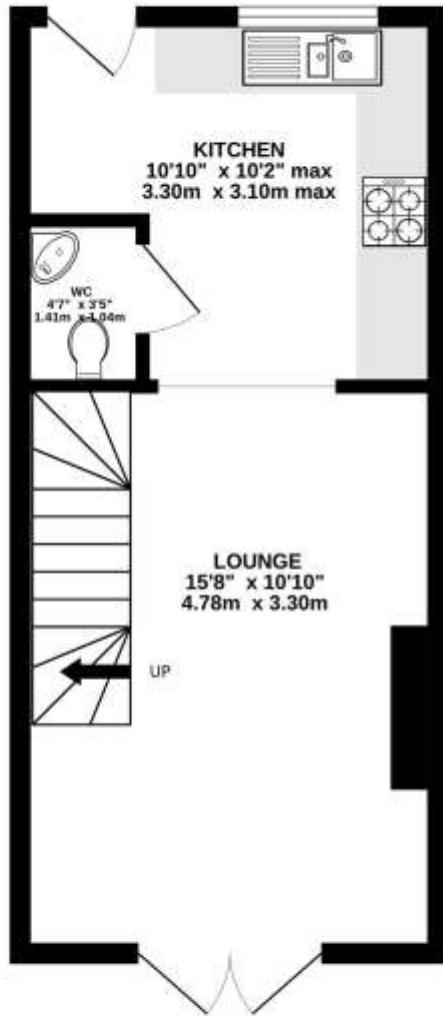
Mainly laid to gravelled with a paved patio area and artificial grass area with a fenced surround. Gate leading to the rear aspect to an allocated parking space.

Agents Note

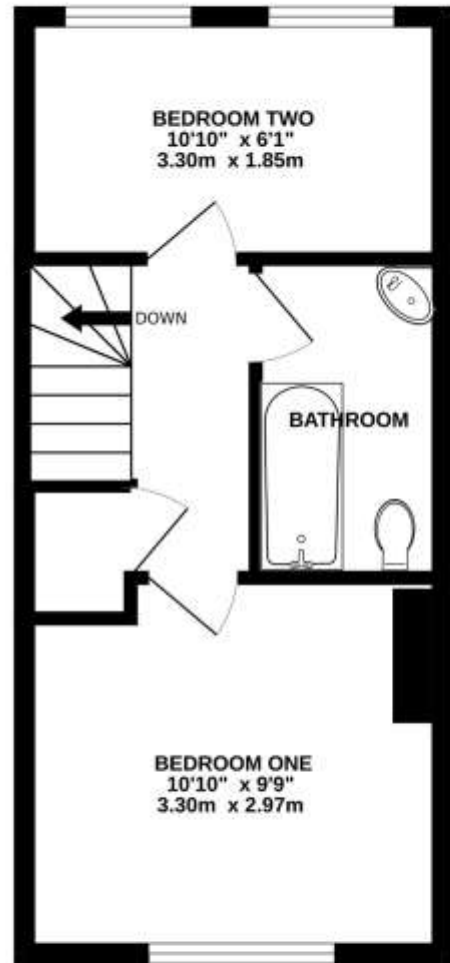
We are advised by the seller that there is a service charge for the property, which is approximately £94.50 per six months. Charged by Lambert Smith Hampton Residential on behalf of Manor Farm Management (Bardney Phase II) Limited. Chargeable 6 months in advance. The service charge relates to costs for maintaining the grass spaces and parking area. Any prospective purchaser needs to satisfy themselves of this before proceeding with an offer.



GROUND FLOOR
298 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



11 HANCOCK DRIVE, BARDNEY

TOTAL FLOOR AREA : 596 sq.ft. (55.3 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendors/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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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