

6 Harvey Kent Gardens

Bardney LN3 5XJ

Book a Viewing!

£175,000

Three Bedroom Mid Terraced Home offering spacious accommodation throughout and benefiting from gas central heating.

The property features a generous kitchen/diner, full length lounge/diner, conservatory and enclosed rear garden, making it an excellent choice for families and first time buyers alike. The accommodation comprises of an Kitchen/Diner, Lounge/Diner, Conservatory, Three Bedrooms, Bathroom, Separate WC and gardens to the front and rear with driveway parking.





6 Harvey Kent Gardens, Bardney, LN3 5XJ







LOCATION
Harvey Kent Gardens is situated within the popular village of Bardney, approximately nine miles east of Lincoln and offering an excellent balance between village living and convenient access to the city.

The village benefits from a wide range of everyday amenities including a Lincolnshire Co-op Food Store, Post Office, doctors' surgery, pharmacy, local butcher and public house, together with the well-regarded Bardney C of E & Methodist Primary School. Bardney is known for its strong sense of community and excellent access to countryside walks and cycling routes, including the nearby Water Rail Way.

Lincoln city centre is easily accessible and offers a wider range of shopping, leisure and transport facilities, making Bardney a popular choice for families, professionals and those looking to enjoy village life whilst remaining well connected.

ACCOMMODATION

LOUNGE/DINER
17' 6" x 11' 9" (5.33m x 3.58m) With laminate flooring, bay-style UPVC window to the front aspect, radiator, feature fireplace with mantel surround and direct access into the conservatory.









KITCHEN/DINER
17' 7" x 10' 10 max" (5.36m x 3.3m) A spacious full length kitchen/dining room fitted with a range of base and wall units, work surfaces and tiled splashbacks, electric hob with extractor over, electric oven, stainless steel sink with mixer tap, space and plumbing for a washing machine, spaces for a tumble dryer, slimline dishwasher and fridge/freezer, breakfast bar, under stairs storage cupboard, two radiators, frosted UPVC entrance door, windows to the front aspect with further window and door overlooking and accessing the rear garden.

CONSERVATORY
8' 11" x 7' 2" (2.72m x 2.18m) Of UPVC construction with tiled flooring and surrounding windows, double UPVC doors provide direct access onto the rear garden.

FIRST FLOOR LANDING
With access to all three bedrooms, bathroom and separate WC, loft access and airing cupboard housing the wall-mounted gas combination boiler.

BEDROOM ONE
11' 9" x 10' 4" (3.58m x 3.15m) With UPVC window to the front aspect and radiator.

BEDROOM TWO
12' 2" x 10' 10 max" (3.71m x 3.3m) With UPVC window to the front aspect, radiator and attractive original floorboards.

BEDROOM THREE
9' 1" x 6' 11" (2.77m x 2.11m) With UPVC window overlooking the rear garden and radiator.

BATHROOM
Fitted with a suite comprising bath with electric shower over and wash hand basin, tiled flooring, tiled splashbacks, upright chrome heated towel radiator, vanity mirror storage and a frosted UPVC window to the rear aspect.

WC
With a WC and corner wash hand basin, real wood flooring and frosted UPVC window to the rear aspect.

OUTSIDE
To the front of the property there is a driveway providing off-road parking for up to three vehicles. The rear garden is securely enclosed and offers an excellent amount of outdoor space, incorporating lawned and gravelled areas together with a paved patio seating area. Additional features include raised beds, mature shrubs, an outside tap and direct access from both the kitchen/diner and conservatory.



KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

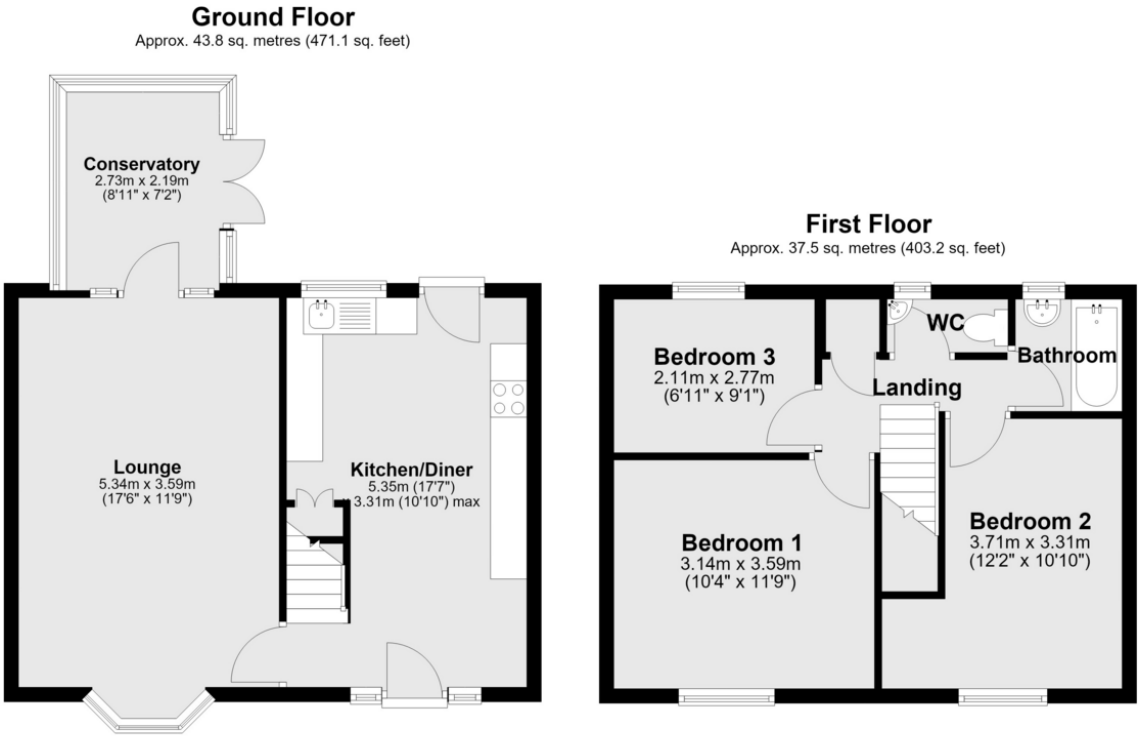
COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 81.2 sq. metres (874.3 sq. feet)

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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