



- Immaculate Family Home
- Two En-Suite Bathrooms
- Double Garage With Power
- Modern Interiors Throughout

- Four Double Bedrooms
- Stunning Field View To Rear
- Corner Plot Position
- Option To Be Sold Furnished

David Todd Way, Bardney, LN3 5DN  
£430,000





Starkey&Brown is delighted to offer for sale this exceptional four-bedroom detached family home located on David Todd Way in Bardney. Built by the highly regarded Chestnut Homes development in 2019. The property occupies a prominent corner plot and extends over 1,900 sq ft with open field views to the rear. Accommodation briefly comprises a large and welcoming entrance hall leading into a bay fronted lounge with French doors opening to the rear garden, an impressive 23'0" kitchen diner with upgraded units and appliances with French doors leading to the rear garden making this an ideal entertaining space, a separate utility room, a ground floor WC, an additional versatile reception room which could be used as an office/play room/bedroom 5. Rising to the first floor, there are 4 generous bedrooms, all benefitting from fitted wardrobes, two of the bedrooms enjoy en-suite shower rooms and a four-piece family bathroom. To the rear of the property, there is a generous garden which is mostly laid to lawn with patio seating areas and a hot tub, with open field views and beyond. To the front of the property, there is a substantial driveway providing parking for multiple vehicles and a double garage. David Todd Way is positioned close to a wide range of amenities, including shops, schools, a regular bus services and excellent road links to Lincoln city centre. To truly appreciate this property's size and position, an external inspection is highly recommended. Council tax band: E. Freehold.



## uPVC door leading to:

### Entrance Hall

Staircase to the first floor, an understairs cupboard, carpeted, and a radiator. Access to the lounge, downstairs WC, kitchen, diner, and office.

### Lounge

22' 8" x 12' 1" into bay (6.90m x 3.68m)

Carpeted, uPVC bay window to the front aspect, French doors leading to the rear with adjacent windows and a radiator.

### Kitchen Diner

23' 6" x 10' 3" (7.16m x 3.12m)

A range of base and wall units with wood effect countertops, integrated fridge freezer, integrated microwave, integrated double oven, 5-ring gas hob with an overhead extractor fan, composite double-bowl sink with drainer and mixer tap, 2 seater breakfast bar, a radiator, LED lighting, laminate flooring, a uPVC double-glazed window looking out to the rear.

### Dining Area

French doors with adjacent windows with fitted blinds to the rear, LED lighting, and laminate flooring. Access to:

### Utility Room

8' 10" x 6' 3" (2.69m x 1.90m)

Laminate flooring, uPVC door leading to the side of the property, a range of wall and base units, plumbing and space for washing machine, space for tumble dryer, a stainless steel sink with a mixer tap, shelving, a wall-mounted boiler - service annually.

### Office/Play Room

14' 8" x 10' 0" (4.47m x 3.05m)

A uPVC double-glazed window to the front aspect, carpeted and a radiator.

### Downstairs WC

Low-level WC, wash hand basin with storage, laminate flooring, a radiator, and a wall-mounted mirror with storage.

### First Floor Landing

Carpeted, storage cupboard, and an additional airing cupboard, loft access, and a radiator. Access to bedrooms and the family bathroom.

### Bedroom 1

14' 9" x 14' 7" (4.49m x 4.44m)

Carpeted, uPVC double-glazed window to the front aspect with fitted blinds, a radiator, and a double built-in mirrored wardrobe. Access to:

### En-Suite

Three-piece suite comprising low-level WC, wash hand basin with under storage, shaver point, walk-in double shower, additional storage shelving, LED mirror, chrome heated towel rail, and a uPVC frosted window to the side. Tiled flooring, tiled walls, and LED lighting.

### Bedroom 2

11' 4" x 10' 2" (3.45m x 3.10m)

Carpeted, uPVC double-glazed window to front aspect, a radiator, and a built-in mirrored fitted wardrobe. Access to:

### En-Suite

Wash hand basin with understorage, LED mirror with lighting, shaver point, low-level WC, chrome heated towel rail, walk-in double shower, tiled flooring, tiled walls, and uPVC frosted window to the front aspect.

### Bedroom 3

11' 6" x 11' 2" (3.50m x 3.40m)

A uPVC double-glazed window to the rear, carpeted, fitted mirrored wardrobe, and a radiator.

### Bedroom 4

11' 9" x 9' 3" (3.58m x 2.82m)

Carpeted, uPVC double-glazed window to rear aspect, radiator, and fitted mirrored wardrobe.

### Family Bathroom

10' 9" x 8' 1" (3.27m x 2.46m)

Four-piece suite comprising a panelled bath, uPVC double-glazed window, a low-level WC, wash hand basin, walk-in double shower, tiled flooring, partially tiled walls, chrome heated towel rail, and a radiator.

### Outside Front

Block paved driveway with parking for multiple vehicles. Small lawned area. Access to a double garage and to the rear garden.

### Double Garage

Two up and over doors, power, and electrics.

### Outside Rear

Being mostly laid to lawn with field views, side access to the garage. Two sheds to remain with the sale of the property, timber decking, patio slabs, exterior lighting, and field views. The hot tub is to remain with the sale of the property.

## Agents Note

We have been informed by the sellers. The property can be sold fully furnished, by separate negotiation.





GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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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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.

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