



16 Queen Street

Bardney, LN3 5XF



Book a Viewing!

£240,000

Situated in the popular village of Bardney, this charming Double Bay Fronted Detached Cottage occupies a desirable non-estate position within the heart of the village. Offering spacious and well presented accommodation throughout, the property comprises an entrance hall, lounge with open fireplace, separate dining room, fitted kitchen, utility room, three double bedrooms and a four piece family bathroom. Outside, the property enjoys a front garden and a long gravelled driveway providing ample off-street parking and access to the detached garage. The generous rear garden creates a wonderful outdoor retreat, featuring a patio seating area, lawn, mature planting, fruit trees, raised beds and an ornamental pond. Conveniently located within walking distance of Bardney's shops, schools, pubs and riverside walks, this delightful home combines village charm with practical family living, and viewing is highly recommended.





LOCATION

Bardney is a charming village located approximately 9 miles to the East of the Cathedral City of Lincoln. The village features a mix of traditional cottages and modern properties and offers a Co-op, two public houses, a butchers, post office, Doctor's surgery, pharmacy, church and riverside walks along the River Witham.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor.

LOUNGE

13' 1" x 13' 0" (3.99m x 3.98m) With double glazed bay window to the front aspect, double glazed window to the rear aspect, open fire within decorative fire surround and radiator.

DINING ROOM

With double glazed bay window to the front aspect, hard wood flooring, under stairs storage cupboard and radiator.



KITCHEN

15' 0" x 7' 0" (4.59m x 2.15m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, Range cooker, tiled flooring and splashbacks, radiator, door to the garden and double glazed window to the rear aspect.

UTILITY ROOM

7' 0" x 7' 0" (2.15m x 2.15m) With spaces for American fridge freezer and washing machine and dishwasher, wall mounted gas fired central heating boiler, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With storage cupboard.



BEDROOM 1

13' 1" x 13' 0" (3.99m x 3.97m) With double glazed window to the front aspect and radiator.

BEDROOM 2

13' 1" x 10' 3" (3.99m x 3.13m) With double glazed window to the front aspect, large over stairs storage cupboard, laminate flooring and radiator.

BEDROOM 3

12' 11" x 7' 8" (3.96m x 2.34m) With double glazed window to the rear aspect and radiator.

BATHROOM

8' 11" x 7' 2" (2.73m x 2.19m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin on a vanity stand and close coupled WC, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a garden behind low level wall setting the property back from the street. There is a long gravelled driveway providing ample off-street parking and access to the detached garage. The garage has up-and-over door to the front, personnel door to the side, light and power. To the rear there is a generous rear garden, laid mainly to lawn with patio seating areas, mature shrubs, stocked flower beds, fruit trees, an ornamental fish pond, shed and greenhouse.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (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](#)





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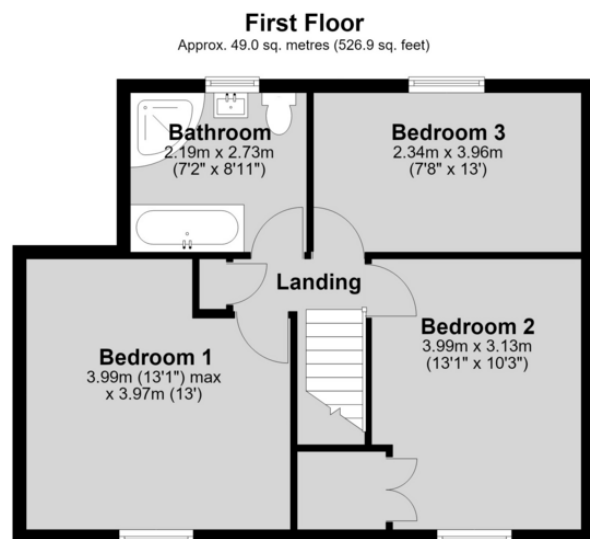
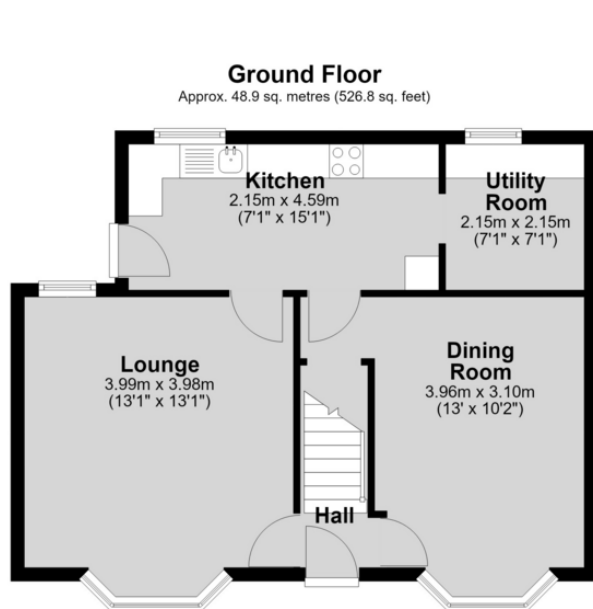
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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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Total area: approx. 97.9 sq. metres (1053.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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