



2a Crowder Close

Bardney, LN3 5SL

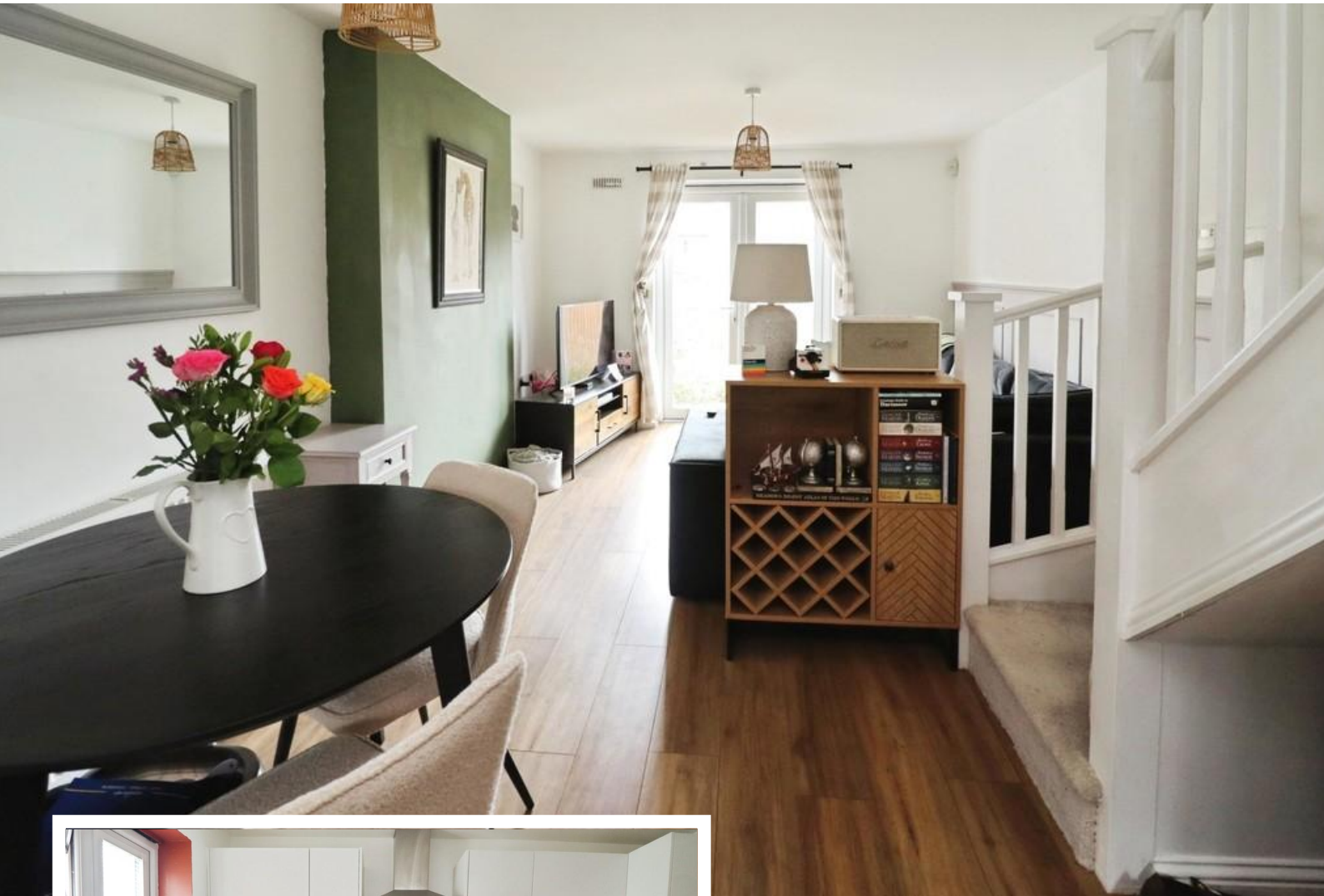


Book a Viewing!

£150,000

A modern and immaculately presented Two Bedroom Semi Detached Home, ideally suited to first time buyers, situated within the popular semi rural village of Bardney. The property offers stylish and well maintained living accommodation comprising a contemporary fitted kitchen, downstairs cloakroom/WC, and a spacious open plan lounge/dining room with access to the rear garden. To the first floor there are two generous double bedrooms and a modern family bathroom. Outside, the property benefits from a low maintenance front garden, an enclosed rear garden providing an ideal space for outdoor entertaining or relaxing and an allocated parking space. Conveniently located close to local amenities and countryside walks, this superb home is ready to move straight into. Viewing is highly recommended to fully appreciate everything it has to offer. NO CHAIN.





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

KITCHEN

10' 9" x 10' 2" (3.29m x 3.11m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, electric oven, gas hob, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, tiled splashbacks, laminate flooring and radiator.

LOUNGE/DINER

15' 9" x 10' 9" (4.81m x 3.29m) With staircase to the first floor, double glazed French doors to the rear garden, laminate flooring and radiator.



FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

10' 9" x 10' 5" (3.30m x 3.19m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 9" x 7' 4" (3.30m x 2.24m) With two double glazed windows to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a gravelled garden enclosed by fencing. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area, a gravelled area and garden shed. The property further benefits from an allocated parking space.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - 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](#)





WEBSITE

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<https://www.mundys.net/referral/>

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

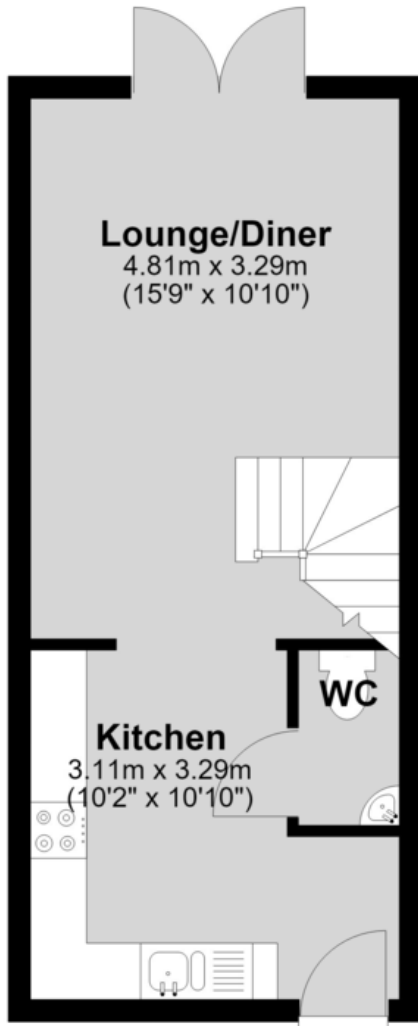
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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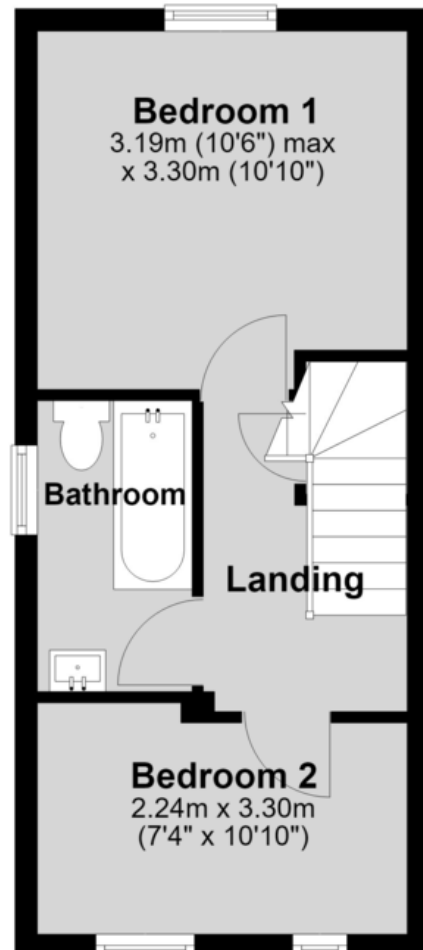
Ground Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 53.2 sq. metres (572.8 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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