



Plot 3, The Hamilton, Lime Grove,  
Saxon Way, Bardney, LN3 5AZ



Plot 3, The Hamilton,  
Lime Grove, Saxon Way, Bardney,  
LN3 5AZ

The Hamilton is an impressive four-bedroom detached family home located on the new Lime Grove development in Bardney, Lincolnshire. Built to a high specification, the layout offers versatile living accommodation, making it well-suited to families. The ground floor includes an open-plan kitchen/dining room and a spacious living room, both with French doors leading to the garden. It also features a separate utility room, family room, desirable study and a downstairs cloakroom. Upstairs, there are four generously sized bedrooms, two of which have en-suite shower rooms, along with a further double bedroom, a single bedroom and a family bathroom. The property also benefits from a driveway and a double garage.

**GUIDE PRICE**  
**£400,000**

Visit us online at [www.mundys.net](http://www.mundys.net)

Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS



## SPECIFICATION

### KITCHEN & UTILITY ROOM

Contemporary design kitchen with a range of fitted units, in a range of styles and colours with a choice of handle to suit. Soft close feature to all doors and drawers\*\*

Worktops in a range of styles and colours to suit the kitchen choice with a matching worktop upstand for a contemporary look\*\*

Built-in or built-under stainless steel electric fan oven\*

Stainless steel gas hob Splashback to rear of hob\*\*

Stainless steel extractor hood Integrated fridge freezer.

Fully integrated dishwasher where applicable.

Space for washing machine or washer/dryer in kitchen (where house type has no utility) - plumbing & electrics provided

Stainless steel sink with chrome monobloc mixer tap. Size dependent on kitchen layout

Luxury flooring in a range of colours and styles\*\* \*\*

### UTILITY ROOM

Contemporary design kitchen with a range of fitted units, available in a range of styles and colours. A choice of handle to suit. Soft close feature to all doors & drawers.

Worktops in a range of styles and colours to suit the kitchen choice with a matching worktop upstand for a contemporary look\*\*

Stainless steel sink with chrome monobloc mixer tap, where house type layout allows\*

Space for washing machine in utility where house type layout allows, alternatively to be provided in the kitchen

Space for tumble dryer in utility where house type layout allows

Luxury flooring in a range of colours and styles\*\*

### FOR BATHROOMS WITH SEPARATE SHOWER CUBICLES:\*

Roca single ended bath with deck- mounted bath mixer with handset, hose and bracket. White bath panel to match Four upstand shower tray, size dependant on house type Roca 'Victoria-T' shower column with rainfall shower head and detachable shower handset

Clear glazed shower enclosure with chrome hardware

Full height ceramic wall tiles to shower enclosures and/or bath surrounds, tiled window cills and half height tiling to any walls with sanitaryware

Luxury vinyl flooring in a range of colours and styles\*\*

### FAMILY BATHROOM

Halcyon freestanding vanity unit and basin with chrome basin mixer. Colour choice availability on vanity unit\* \*\*

Roca 60cm basin with semi pedestal and chrome basin mixer tap

Roca close coupled WC with soft close seat

Roca single ended bath with matching white bath panel\*

Roca 'Victoria-T' chrome bath shower mixer column/bath filler with rainfall head and handset

Clear glazed bath screen\* Heated chrome towel rail

### EN-SUITE

Halcyon freestanding vanity unit and basin with chrome basin mixer.

Colour choice available on vanity unit\*

Roca 60cm basin with semi pedestal and chrome basin mixer tap

Roca close coupled WC with soft close seat

Four upstand shower tray, size dependent on on house type\*

Roca 'Victoria-T' shower column with rainfall shower head and detachable shower handset

Clear glazed shower enclosure with chrome hardware

Heated chrome towel rail

Full height ceramic wall tiles to shower enclosure and/or bath surround with tiled window cill with half height tiling to walls with sanitaryware

Luxury vinyl flooring in a range of colours and styles\*\*

### CLOAKROOM

Roca 450mm basin with semi pedestal and chrome mixer tap

Roca close coupled WC with soft close seat

Ceramic wall tile splashback to basin\*\*

Luxury vinyl flooring in a range of colours and styles\*\*

### MEDIA & ELECTRICAL

Media plate in Living and Family rooms\*

TV point to Master Bedroom

USB charging ports to Kitchen, Study and Master Bedroom\*

White LED downlights to Kitchen, Utility, Wet Rooms, Hall & Landing. Pendant lighting to all other areas\*

Double socket to all understairs cupboards\*

White light switches and sockets

PIR light fittings to all front and rear doors

Wiring only for future EV point installation

### HEATING & HOT WATER

Combination gas boiler\* Single zone thermostat\*

System fed gas heating with hot water cylinder\*

Dual zone thermostat\* Smoke/fire detector

Carbon monoxide detector

### INTERNAL FEATURES

White 'Suffolk' style, grained effect, moulded internal door with lever on rose style chrome ironmongery 'Ovolo' profile skirting and architrave Bullnose window boards

All walls to be Dulux 'Khaki Mists 5 and ceilings to be White

All timber to be Crown 'Satin' in White

Softwood staircase with hardwood handrail and newel cap complete with white square profile balustrades

### FLOOR COVERINGS

Luxury vinyl flooring to Kitchen, Utility and adjoining family/breakfast/dining areas\* \*\*

Luxury vinyl flooring to Cloakrooms, Bathrooms and Ensuites, where house type layout allows\* \*\*

Luxury vinyl flooring to Hallway\* \*\*

Ceramic Tiling

Cloakrooms to be finished with a tiled splashback behind the wash hand basin\* \*\*

Bathrooms and Ensuites to be finished with full height tiling to shower enclosures and bath

surrounds with half height tiling to all walls where sanitaryware is installed\* \*\*

Ceramic tiled window cills to Cloakroom, Bathroom and Ensuite\* \*\*

### EXTERNAL FEATURES

Composite front door - colour and style vary by plot\*

Composite half glazed side/rear door in white\*

PVC-U white windows with chrome hardware

PVC-U white French doors as house type design\*

Aluminium white bi-fold doors as house type design\*

Chrome furniture to external doors

UPVC fascia & soffit to be 'Black Woodgrain'

Black UPVC gutters and down pipes

Front paths and rear patio areas to be paved in Marshalls buff riven slabs - to plot specific layout

Turf laid to front gardens and an upgrade for the rear gardens is available

Landscaping to planning approved site layout

External tap\*

External power point to rear\*

## ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN/DINER

20' 8" x 14' 1" (6.3m x 4.29m)

LOUNGE

15' 6" x 13' 7" (4.72m x 4.14m)

STUDY

9' 8" x 7' 8" (2.95m x 2.34m)

FAMILY ROOM

13' 7" x 10' 9" (4.14m x 3.28m)

UTILITY ROOM

9' 8" x 6' 5" (2.95m x 1.96m)

LANDING

BEDROOM 1

15' 0" x 10' 4" (4.57m x 3.15m)

EN-SUITE

11' 5" x 5' 4" (3.48m x 1.63m)

BEDROOM 2

15' 6" x 13' 7" (4.72m x 4.14m)

EN-SUITE

6' 6" x 5' 5" (1.98m x 1.65m)

BEDROOM 3

13' 7" x 10' 8" (4.14m x 3.25m)

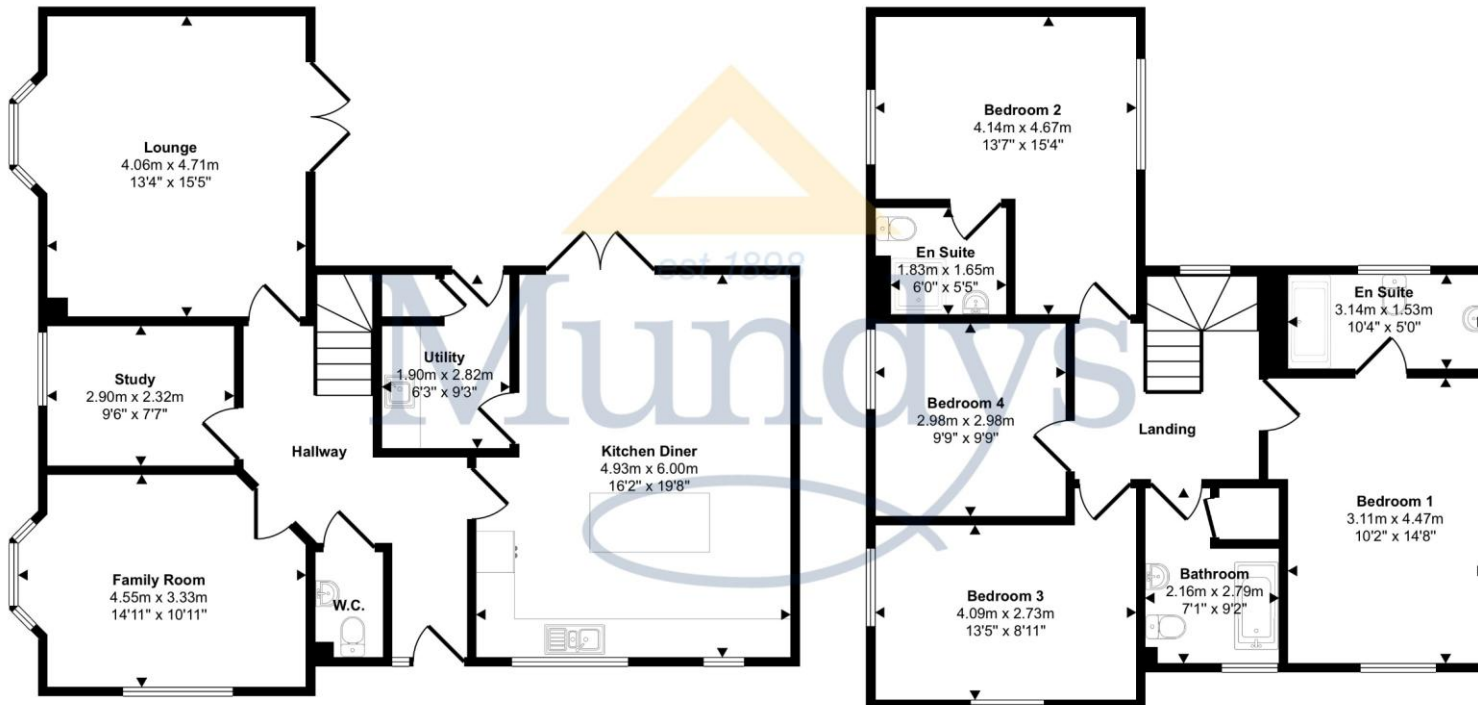
BEDROOM 4

10' 0" x 9' 9" (3.05m x 2.97m)

BATHROOM

9' 4" x 7' 2" (2.84m x 2.18m)

Approx Gross Internal Area  
168 sq m / 1809 sq ft



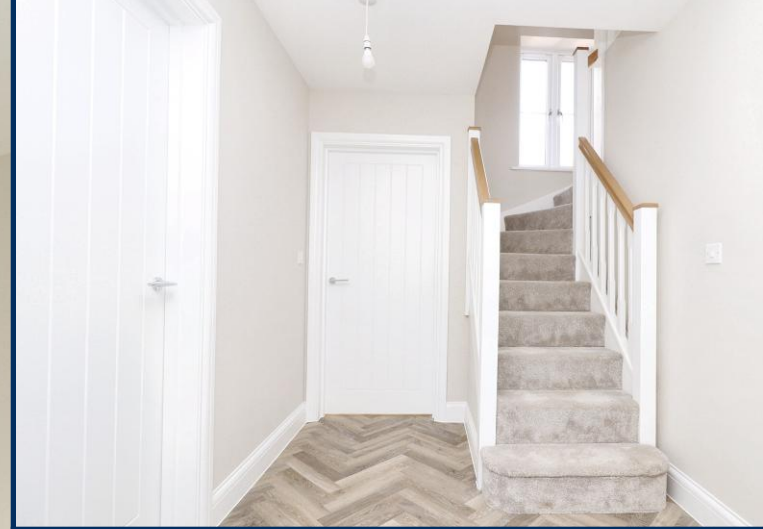
Ground Floor

Approx 90 sq m / 967 sq ft

First Floor

Approx 78 sq m / 841 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## LOCATION

Lime Grove is a new development of 68 high-quality homes in Bardney, Lincolnshire, offering a range of 2, 3, 4, and 5-bedroom properties.

Located 9 miles east of Lincoln on the edge of the Lincolnshire Fens, Bardney is a well-served village with a strong community. Amenities include a convenience store, post office, doctors' surgery, pharmacy, primary school, pre-school facilities, two pubs, a takeaway, and a village hall hosting local events. There are also sports clubs, a community hub with a café, and a heritage centre celebrating the village's history.

Bardney is ideally positioned for commuters, with easy access to Lincoln's city centre, hospital, and university. Newark is also within reach, offering a direct rail service to London in approximately 1 hour and 15 minutes.

The village is surrounded by open countryside, with walking and cycling routes along the River Witham and through Bardney Lock. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just a short drive away, providing further opportunities for outdoor activities. Bardney is also well-placed for access to the Lincolnshire coast, offering miles of beaches and seaside towns within easy reach.

## SERVICES

All mains services available. Gas central heating.

## EPC RATING – TBC

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## SERVICE CHARGE

Annual Maintenance Charge Amount - £199.71

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## YOUR HOME BUYING EXPERIENCE AT LIME GROVE

At Lime Grove, homes are built with quality, attention to detail, and modern living in mind. Each property has been thoughtfully designed, combining traditional external features with a carefully selected palette of materials to give the development its own unique character. Inside, the layouts are flexible and well-suited to the needs of modern families, while ample green space creates a sense of openness throughout the development.

Buying a new home is a significant journey, and customer care is a key part of the experience. A dedicated sales team is on hand to guide buyers through every step, from reservation to completion and beyond. The support doesn't stop once the keys are handed over—each home comes with a full handover process and ongoing customer care service to provide peace of mind after moving in.

All homes at Lime Grove come with the reassurance of a ten-year NHBC New Homes Warranty and are built in line with the Consumer Code for Home Builders, ensuring the highest standards are met. For more information, visit [www.consumercode.co.uk](http://www.consumercode.co.uk).

## PEACE OF MIND

10 year NHBC New Homes Warranty

Lime Grove subscribe to the Consumer Code for Homebuilders

## UPGRADES & ADDITIONS

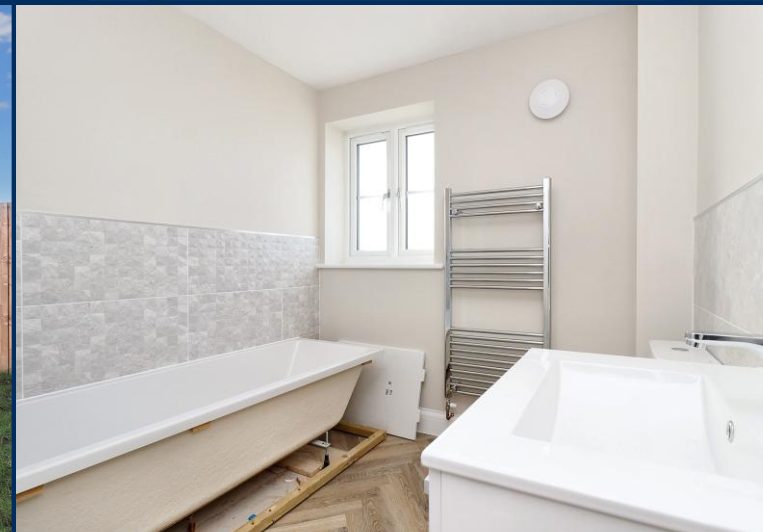
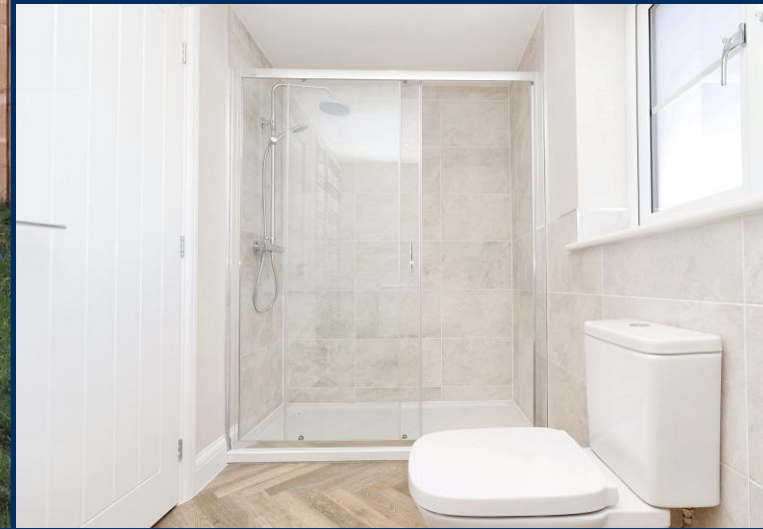
A range of upgrade items and packages is available at this development, please speak to the sales negotiator for more information.

\* Subject to house type design, \*\* Styles and colours subject to availability ° We reserve the right to substitute an equivalent product if necessary.

Photographs throughout the brochure show recent developments.

Options are plot dependant and dependant on build stage.







**2 BEDROOM HOMES**

- Brandon
- Clifton

**3 BEDROOM HOMES**

- Beechwood
- Kenilworth
- Tupholme

**4 BEDROOM HOMES**

- Hamilton
- Holly
- Maple
- Southwold

**5 BEDROOM HOMES**

- Woburn



**WEBSITE**

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](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

The 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 whatever in relation to this property.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.