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22 Thomas Kitching Way, Lincoln, LN3 5SB



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Asking Price: £180,000



Well-presented three-bedroom terraced home located in the popular village of Bardney. Featuring a spacious living room, fitted kitchen, downstairs WC, two double bedrooms, one single bedroom and family bathroom. Enclosed rear garden mainly laid to lawn and dedicated parking space. Ideal for first-time buyers or investors.

Key Features

- Three-bedroom terraced house
- Popular village location
- Spacious living room with garden access
- Fitted kitchen
- Parking to the rear
- Downstairs WC
- Two double bedrooms & one single
- Enclosed rear garden
- EPC rating C
- Tenure: Freehold

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Introduction

Situated within the popular village of Bardney, Lincoln, this well-presented three-bedroom terraced home offers an excellent opportunity for first-time buyers, young families or investors alike.

The property is approached via an entrance hallway which provides access to a convenient downstairs WC and leads through to the main living accommodation. The living room is a well-proportioned space, offering ample room for both seating and additional furnishings, with double doors providing access to the rear garden and allowing plenty of natural light to flow through.

The kitchen is fitted with a range of wall and base units with work surfaces over and space for appliances, offering a practical and functional layout ideal for everyday living.

To the first floor, the landing gives access to three bedrooms, comprising two comfortable double bedrooms and a third single bedroom which would make an ideal nursery, home office or dressing room. The family bathroom is fitted with a three-piece suite including bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden which is predominantly laid to lawn, creating a great outdoor space for children, pets or entertaining during the warmer months. In addition, there is a dedicated parking space providing off-road parking convenience.

This property offers well-balanced accommodation throughout and is located within a village setting while still being within easy reach of Lincoln and surrounding amenities.

Entrance Hallway

1.1m x 3.1m (3'7" x 10'2")

Providing access to the ground floor accommodation and stairs rising to the first floor.

Living Room

4.73m x 3.75m (15'6" x 12'4")

Spacious reception room with double doors opening onto the rear garden.

Kitchen

2.52m x 3.09m (8'4" x 10'1")

Fitted with a range of wall and base units with work surfaces over and space for appliances.

Downstairs WC

0.97m x 1.47m (3'2" x 4'10")

Fitted with WC and wash hand basin.

Landing

1.13m x 2.9m (3'8" x 9'6")

Providing access to all first-floor rooms.

Bedroom One

2.67m x 4.08m (8'10" x 13'5")

Double bedroom to the front aspect.

Bedroom Two

2.68m x 2.75m (8'10" x 9'0")

Double bedroom positioned to the rear aspect.

Bedroom Three

2m x 2.2m (6'7" x 7'2")

Single bedroom, ideal as a nursery or home office. Situated to the front aspect.

Bathroom

1.96m x 1.68m (6'5" x 5'6")

Fitted with bath with shower over, wash hand basin and WC.

Outside

To the rear, the property benefits from an enclosed garden which is predominantly laid to lawn, providing a low-maintenance outdoor space ideal for children, pets or entertaining. There is also a dedicated parking space offering convenient off-road parking.

Agent Notes

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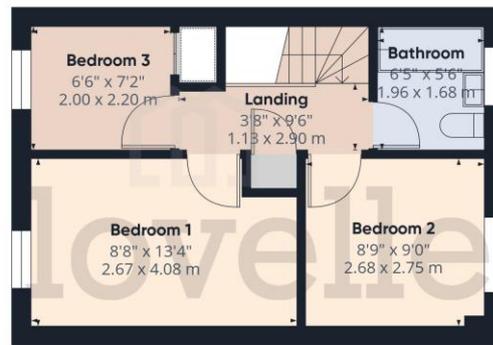
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
652 ft²
60.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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