

Buy. Sell. Rent. Let.

 **lovelle**



Crowder Close, Bardney



When it comes to
property it must be

 **lovelle**



£195,000



A beautifully presented three-bedroom semi-detached home tucked away in a quiet Bardney cul-de-sac, offering a modern kitchen, spacious lounge/diner with French doors to a private garden, upstairs bathroom, downstairs WC, and driveway parking for

Key Features

- Three-bedroom semi-detached home in a quiet cul-de-sac
- Sought-after village location in Bardney
- Spacious open-plan lounge/diner with French doors to garden
- Modern fitted kitchen with integrated oven and gas hob
- Contemporary upstairs family bathroom
- Convenient downstairs WC
- EPC rating C
- Tenure: Freehold





Located in the well-served village of Bardney, this beautifully presented three-bedroom semi-detached home is positioned at the end of a quiet cul-de-sac and offers stylish, modern accommodation ideal for first-time buyers, young families or those looking to downsize.

Internally, the property is finished to a high standard throughout and comprises an entrance hallway, a convenient downstairs WC, and a contemporary kitchen with sleek gloss units, integrated appliances and plenty of worktop space. To the rear, the spacious open-plan living and dining area enjoys a light and airy feel, with French doors opening directly onto the enclosed rear garden - perfect for entertaining or relaxing. Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a versatile third, along with a modern family bathroom fitted with a white suite and stylish tiling.

Outside, the property enjoys a fully enclosed rear garden with a patio and lawn area, ideal for children or pets, as well as a side driveway providing off-road parking for two vehicles. There is also a timber shed offering useful external storage.

Bardney is a popular village with a range of local amenities, including shops, a primary school, and good road links to Lincoln and surrounding areas. This is a fantastic opportunity to secure a well-maintained and move-in-ready home in a peaceful setting. Viewing is highly recommended.

Ground Floor

Entrance Hall

1.02m x 3.11m (3'4" x 10'2")

A welcoming entrance hall finished in neutral décor and soft carpet, providing access to the kitchen, living/dining room, WC, and stairs leading to the first floor.

Kitchen

2.49m x 3.1m (8'2" x 10'2")

A stylish and well-appointed kitchen featuring sleek high-gloss black units with contrasting worktops and a tiled splashback. Includes an integrated oven, gas hob with extractor hood, and space for a washing machine. A large front-facing uPVC window allows in plenty of natural light, while the neutral flooring and clean finish make this a bright and functional space.

Living / Dining Area

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

Spacious and light-filled open-plan lounge and dining area with a stylish feature wall and French doors leading to the rear garden. Tastefully decorated with neutral tones and offering plenty of space for both relaxing and dining.

WC

1m x 1.45m (3'4" x 4'10")

A clean and modern cloakroom featuring a white low-level WC and corner wash basin with tiled splashback. Finished in crisp white décor with a frosted window for natural light and ventilation.

First Floor

Landing

0.95m x 2.86m (3'1" x 9'5")

A neatly presented landing area offering access to all three bedrooms and the family bathroom. Finished in neutral tones and carpeted for comfort, it provides a practical and well-kept circulation space.

Bedroom 1

2.67m x 4.1m (8'10" x 13'6")

A generously sized double bedroom beautifully styled with a full panelled feature wall and soft neutral décor. The room benefits from a front-facing uPVC window providing plenty of natural light, with ample space for wardrobes and additional furnishings. A bright, relaxing space ideal as a main bedroom.

Bedroom 2

2.73m x 2.78m (9'0" x 9'1")

Another comfortable double bedroom featuring a calming green feature wall and neutral décor. A rear-facing uPVC window provides a pleasant outlook over the garden, while the room easily accommodates a double bed and storage furniture. A peaceful and stylish space.

Bedroom 3

1.99m x 2.18m (6'6" x 7'2")

A bright and versatile single bedroom with a rear-facing window overlooking the garden. Currently used as a dressing room, this space is ideal for a home office, nursery or guest room. Finished in crisp white décor with a soft carpet for a cosy feel.

Bathroom

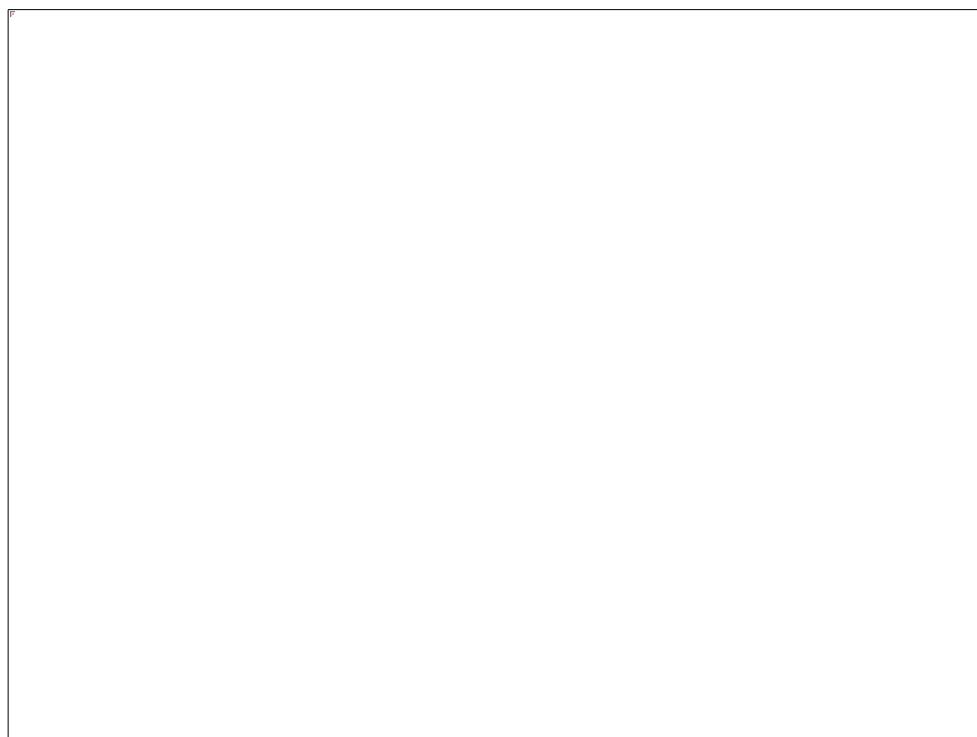
1.99m x 1.7m (6'6" x 5'7")

A fresh and modern family bathroom comprising a white three-piece suite with panelled bath and overhead shower, pedestal sink, and low-level WC. Finished with crisp white tiles and a blue accent border, complemented by a frosted rear window providing natural light and privacy.

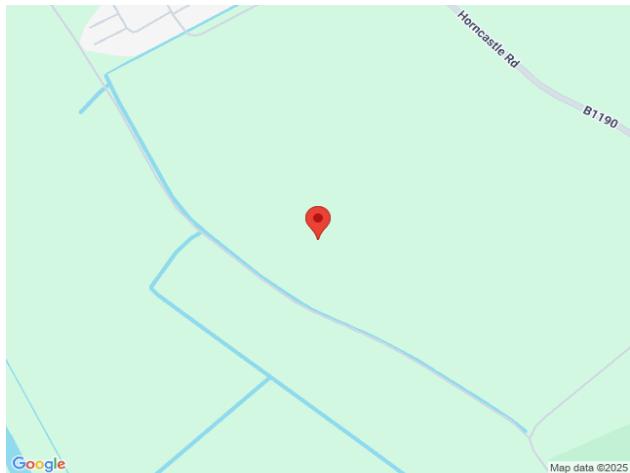
External

The property benefits from a fully enclosed rear garden, mainly laid to lawn with a patio seating area, perfect for entertaining. A private driveway provides off-road parking and includes a timber shed for additional storage.

Agent Notes



Hallway
3'4" x 10'2"



When it comes to **property**
it must be

 **lovelle**

01673 844069

marketrasen@lovelle.co.uk