



Abbey Road, Bardney LINCOLN LN3 5XD

welcome to

Abbey Road, Bardney LINCOLN

This spacious detached bungalow is presented to the market with no onward chain and excellent condition throughout. Benefitting from a popular village location, front and rear gardens, integrated garage and local access to a range of amenities.

Hallway

Entrance porch leading to spacious hallway which in turn gives access to all rooms. Radiator.

Living Room

15' 10" x 13' 5" (4.83m x 4.09m)

Large front aspect room with feature fireplace, radiator.

Kitchen Dining Room

12' 8" max x 10' 10" max (3.86m max x 3.30m max)

Rear aspect room with access door out to rear garden. Range of fitted storage cupboards, drawers and work surfaces. Intergrated appliances including Neff induction hob, Hotpoint double oven and grill and large fridge freezer. Space for 4 seater dining table and chairs. Radiator.

Utility Room

Separate rear aspect room with wall mounted gas central heating boiler, plumbing and space for washing machine. Could be incorporated into kitchen if required.

Double Bedroom 1

11' 4" x 11' 11" (3.45m x 3.63m)

Large front aspect room with radiator.

Double Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m)

Large rear aspect room with radiator.

Bedroom 3 / Study

9' 6" x 7' 11" (2.90m x 2.41m)

Rear aspect room with radiator. Currently used as study.

Family Bathroom

Rear aspect from with fitted wash hand basin, low

level WC, bath with power shower over. Radiator, large airing cupboard with hot water tank.

Garage

Up and over garage door, loft access to large boarded storage area.

Front Garden

Walled front garden with hard standing driveway parking, grass lawn, range of flower beds, shrubs and trees, side access to large storage shed and side path to rear garden.

Rear Garden

Full width of property with large block paved patio area, pond, flower and vegetable beds, lawn and storage areas.





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welcome to

Abbey Road, Bardney LINCOLN

- DETACHED BUNGALOW
- EXCELLENT CONDITION & CENTRAL LOCATION
- 3 BEDROOMS (2 x DOUBLE, 1 x SINGLE) & FAMILY BATHROOM
- KITCHEN DINING ROOM
- OPPORTUNITY TO EXTEND (STPP)

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£225,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LCR122434 - 0006

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