





- Extended Semi-Detached Cottage
- Three Bedrooms
- Two Garages & Ample Vehicle Parking
- Approx 991 Sq Ft
- Lounge & Garden Room
- Generous Rear Garden
- Semi Rural Location
- Non-Estate Position

Silver Street, Bardney, LN3 5XG
£240,000

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Starkey&Brown are pleased to offer for sale this delightful semi-detached character cottage, located in a non-estate position in Bardney - standing upon a generous plot with two driveways and two garages! Well-presented accommodation briefly comprises an entrance hallway with two large storage cupboards, a ground-floor bathroom, a lounge, a modern kitchen, and an impressive garden room with a large roof lantern and bifold doors overlooking the rear garden. On the first floor, there are three well-proportioned bedrooms and an ensuite WC to bedroom 2. Outside the property has a side driveway giving access to a substantial timber garage, and an additional driveway to the rear, which gives access to another substantial timber garage. The property also benefits from a generous, established garden which is mainly laid to lawn. Viewing highly recommended!! Council tax band: B. Freehold.



Entrance Hall
Having a uPVC front entrance door, oak wooden flooring, a radiator, stairs rising to the first floor, an understairs storage cupboard, and an additional large storage cupboard.

Ground Floor Bathroom
Having a three-piece suite comprising an oversized 'P' shaped panelled bath with a hand-held shower attachment and a curved glass shower screen over, a pedestal wash hand basin, a low level WC, a ceramic tiled floor, full tiled walls, a heated towel rail, and an extractor.

Lounge
12' 7" max x 11' 6" (3.83m x 3.50m)
Having oak wooden flooring and a radiator.

Kitchen
12' 7" x 7' 11" (3.83m x 2.41m)
Having a range of matching wall and base units, sink unit with mixer taps over, built-in oven, hob and cooker hood, integral dishwasher, integral fridge freezer, plumbing for a washing machine, oak wooden flooring and LED downlights.

Rear Entrance Lobby
Having oak wooden flooring and a uPVC door leading to the rear garden.

Garden Room
12' 4" max x 12' 0" (3.76m x 3.65m)
Having a large roof lantern, oak wooden flooring, a radiator, and bi-fold doors leading to the rear garden.

First Floor Landing

Bedroom 1
12' 11" into wardrobes x 12' 0" (3.93m x 3.65m)
Having fitted wardrobes and a radiator.

Bedroom 2
10' 2" min x 8' 1" (3.10m x 2.46m)
Having a radiator.

En-Suite WC
Having a two-piece suite comprising a low-level WC, wall-hung wash hand basin with tiled splash backs and ceramic tiled floor.

Bedroom 3
12' 2" x 8' 7" (3.71m x 2.61m)
Having a radiator.

Outside Front
The front of the property is low maintenance, being block paved with a storm canopy leading to the front entrance door and gate at the side leading to the rear. Shared driveway access to the side gives access to the side and the rear driveways, which give access to garage 1 and garage 2.

Outside Rear
To the rear of the property is a generous-sized fully enclosed lawned garden with a paved patio area, double wooden side gates give access to the parking area and garage 1. Additional driveway to the rear, giving access to garage 2. The garden is predominantly laid to lawn with a number of plants and shrubs.

Garage 1
17' 6" x 11' 9" (5.33m x 3.58m)
Having double front entrance doors and being of timber construction with windows overlooking the garden, power and light, and additional side doors leading to the garden.

Garage 2
17' 10" x 12' 10" (5.43m x 3.91m)
Being of timber construction with double entrance doors, power, and light. Additional side door leading into the garden.



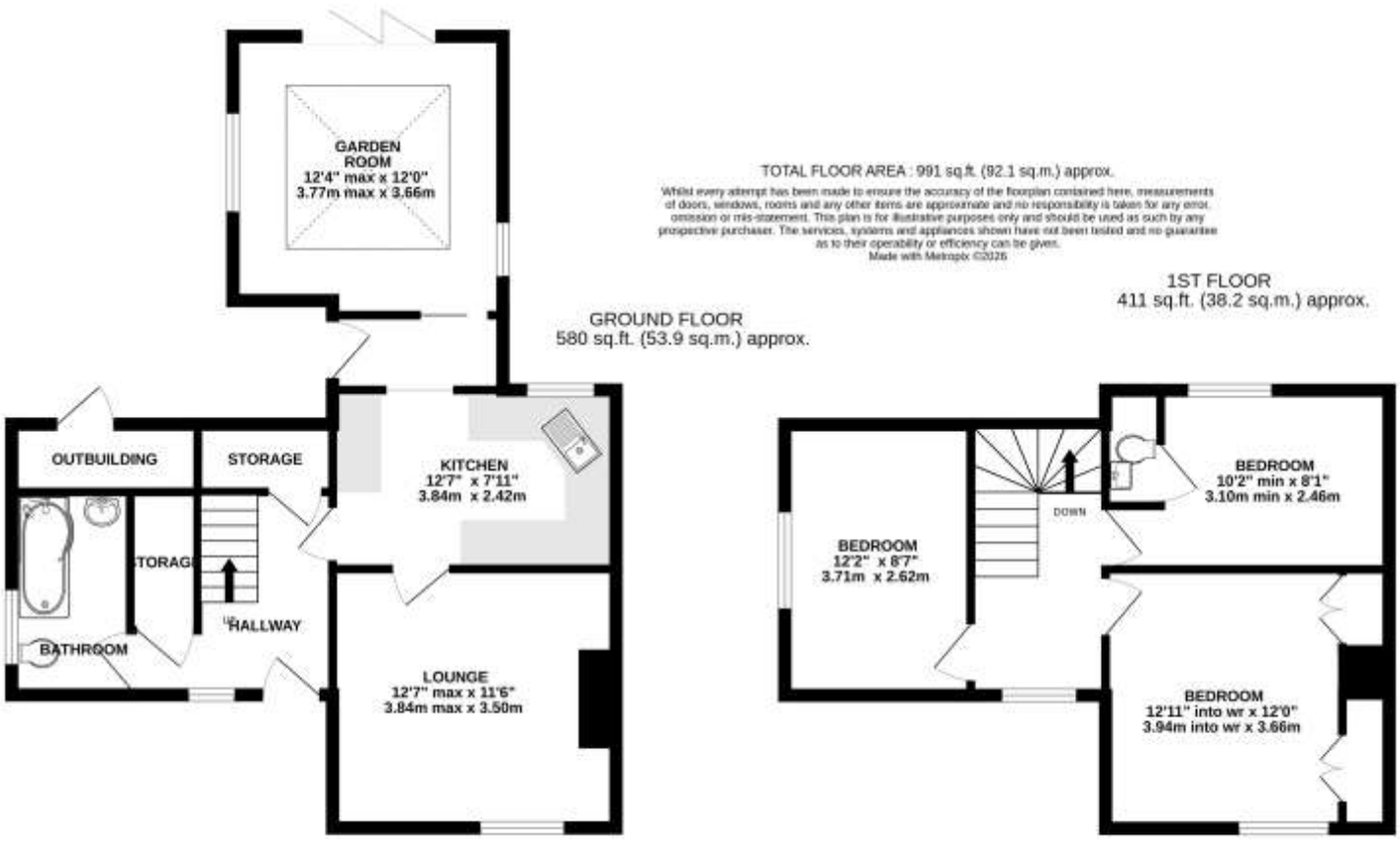












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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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