



- Spacious First Floor Apartment
- Perfect First Home Or Investment
- 2 Double Bedrooms
- 19'6" Lounge Diner

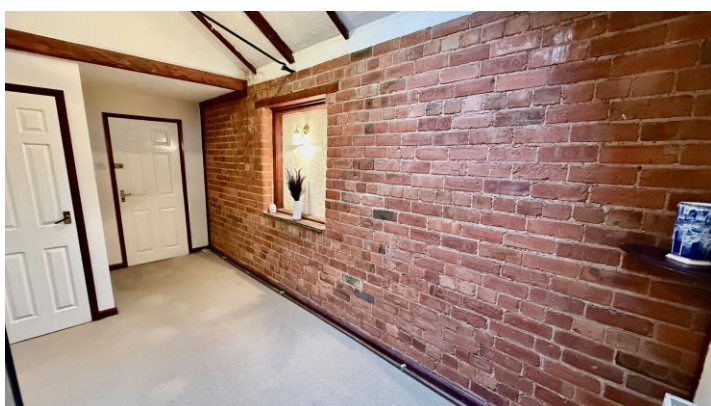
- Spacious Kitchen
- Bags Of Character
- NO CHAIN!
- Call Today To View!

The Old Bakehouse, Station Road, Bardney, LN3 5UF  
Offers Over £100,000





Starkey&Brown is pleased to offer for sale this surprisingly spacious first-floor apartment located within the village of Bardney. The property offers character-filled and spacious accommodation throughout which briefly comprises a communal entrance hallway with stairs rising to a private entrance door, which leads into a large hallway, 19'6" lounge diner with part vaulted ceiling, a kitchen, two generous double bedrooms, and a spacious three-piece bathroom suite. The property is being offered for sale with no chain. Call today for further information. Council tax band: A. Leasehold.



## Communal Entrance

Having a uPVC entrance door, a bin store and stairs rising to the landing area with a door leading into:

## Entrance Hallway

Having a main entrance door, a vaulted ceiling with exposed beams and skylight window, a large storage cupboard, an additional airing cupboard with an Ideal combination condensing central heating boiler (serviced December 2025), access to the loft, and a radiator.

## Lounge Diner

19' 6" x 12' 0" (5.94m x 3.65m)

Having a part vaulted ceiling with exposed beams, feature exposed brick walls, double-aspect windows, two radiators, and an ornamental fireplace.

## Kitchen

9' 8" x 9' 6" (2.94m x 2.89m)

Having a range of matching wall and base units, a single drainer stainless steel sink unit with mixer taps over, a built-in oven (new), a hob and a cooker hood, space for fridge and freezer, plumbing for a washing machine, wood-effect vinyl flooring, exposed brick walls, and a radiator.

## Bedroom 1

14' 0" x 9' 7" (4.26m x 2.92m)

Having part exposed brick walls and a radiator.

## Bedroom 2

11' 3" x 10' 7" (3.43m x 3.22m)

Having part exposed brick walls and a radiator.

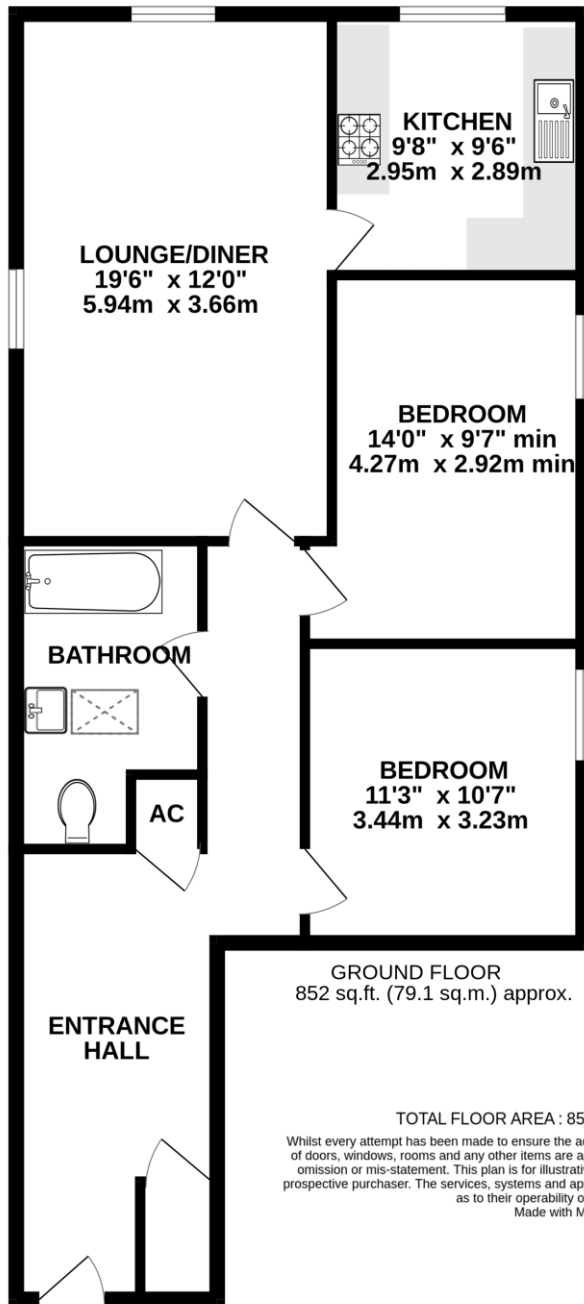
## Bathroom

Having a spacious three-piece suite comprising a panelled bath with hand-held shower attachment over, a pedestal hand wash basin, a low-level WC, tiled effect vinyl flooring, part tiled walls, part exposed brick walls, and a skylight window.

## Agents Note

The property benefits from a 999-year lease which commenced in June 1991. No service charges or ground rent payable, subject to absent landlord. Call for further information.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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