



David Todd Way, Bardney LINCOLN LN3 5DN

welcome to

David Todd Way, Bardney LINCOLN

Situated within a sought after village location is this particularly spacious detached family home. Boasting two reception rooms, four double bedrooms, two en suites, front and rear gardens with field views, driveway parking, garage and local access to a range of village amenities and schools.



This modern and particularly spacious four bedroom detached family home is situated within the popular village of Bardney, enjoying local access to a range of amenities including a post office, shops, eateries, a village hall, a doctors surgery, pharmacy and close to Bardney C of E & Methodist Primary School. To the ground floor is the entrance hall, downstairs wc, lounge, modern fitted kitchen, dining room and utility room. To the first floor are four double bedrooms with two having en suites and a family bathroom. Outside, this property benefits from a block paved driveway to the front providing off road parking for two cars, access to the attached garage, access to the front door and gated side access to the rear garden. Alongside the driveway is an area of lawn. To the rear is a fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating and a shed, with field views to the rear. Early internal viewing is strongly recommended to appreciate this property in full.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Downstairs Wc

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Dining Room

12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen

11' 10" x 7' (3.61m x 2.13m)

Utility Room

7' 1" x 2' 7" (2.16m x 0.79m)

First Floor Landing

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

En Suite One

Bedroom Two

11' 2" x 12' 5" (3.40m x 3.78m)

En Suite Two

Bedroom Three

12' x 6' (3.66m x 1.83m)

Bedroom Four

Bathroom

Attached Garage

Outside



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David Todd Way, Bardney LINCOLN

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO EN SUITES, FAMILY BATHROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING & ATTACHED GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123362 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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