



3 Bartholomew Close  
Bardney, Lincoln. LN3 5XT







### 3 Bartholomew Close, Bardney

This is a good size detached bungalow offering an excellent range of family accommodation, pleasantly located in this popular residential area on the northern country fringe of Bardney.

Property is approached from the roadside across a good size driveway which provides more than ample parking for both family and visitors, as well as access to the garage with a large adjoining canoe/store to the rear. The rear courtyard garden is well enclosed and private, and also benefits from having a favourable westerly aspect.

#### ACCOMMODATION

**Breakfast Kitchen** appointed to a high standard with quality contemporary design units comprising; stainless steel 1 1/2 bowl sink unit with incised quartz work surface drainer on one side, cupboard space and concealed dishwasher beneath. Adjoining hardwood fitted work surface area to one side which projects out into the room to provide a peninsula breakfast bar. To the other side the sink unit the quartz work surface extends around adjoining walls with a comprehensive range of drawer, cupboard space, carousel style pantry drawers and concealed washing machine below. Bosch ceramic style induction hob to surface with a brushed steel and glass illuminated cooker hood above and to one side a of range of wall cupboard units, built-in Zanussi brushed steel oven/grill to one end with cupboard space above and beneath and adjoining large five tier pantry cupboard unit and a built-in concealed fridge/freezer. There is a kickboard heater and sweep Vax point, solar tube style ceiling illumination, access to roof space and power points.





Obscure double glazed panelled side entrance door to driveway. Glazed panel door through to:

**Hallway** with doors through inner hallway, shower room, bedroom accommodation and:

**Sitting Room** with views overlooking the front of the property to the east; fireplace with wood burning stove set to flagged hearth, brick featured back and hardwood mantel, coving, two radiators and power points.

**Shower Room** of good proportions, very attractively appointed in a contemporary design style comprising; corner shower cubicle set on a raised dias, wash hand basin with toiletry cabinet space below, low-level WC with concealed cistern, built in linen/storage cupboard to one corner, and attractive fitted corner cabinet. Wall mounted toiletry cupboard with vanity mirror, tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, ceiling spotlight fitting and extractor vent.

**Inner Hallway** with large walk-in clothes cupboard also containing the Worcester gas fired central heating boiler; doors through to bedroom accommodation and stairs up to first floor.

**Bedroom** with westerly view over the well enclosed rear garden; radiator and power points.

**Bedroom** of excellent proportions having a pleasant westerly view over rear garden from the French doors; a very comprehensive range of wardrobe, bedside cabinet, drawer, shelf and cupboard space, radiator, wall light fittings and power points.

## First Floor

**Home Office** with sloping ceilings in part, Velux roof windows, radiator and power points.







## OUTSIDE

The property stands in a popular Close of bungalows on the north eastern country fringe of the village, approached from the roadside across a concrete and paved driveway providing more than ample parking for both family and visitors. There is an outside electric car charging point and access to the **Garage** with an up and over door, solar voltaic roof panels control and triple battery pack, light fitting and power points.

There is an open archway to the rear through to the adjoining substantial **Workshop/Store** fitted with a work bench and large area of dry wood storage for the wood burning stove; lighting strip, power points and rear entrance door that can be accessed from the rear garden.

A pathway runs down the northern elevation of the bungalow through to the rear garden which has been laid out for low maintenance with an attractive circular paved patio area and accompanying gravel areas, suitable for flower pots and tubs with two raised vegetable/fruit beds. The French doors of the bedroom opens out into this garden area which is well enclosed to the boundaries by panel fencing.

**West Lindsey District Council – Tax band: B**

## ENERGY PERFORMANCE RATING B

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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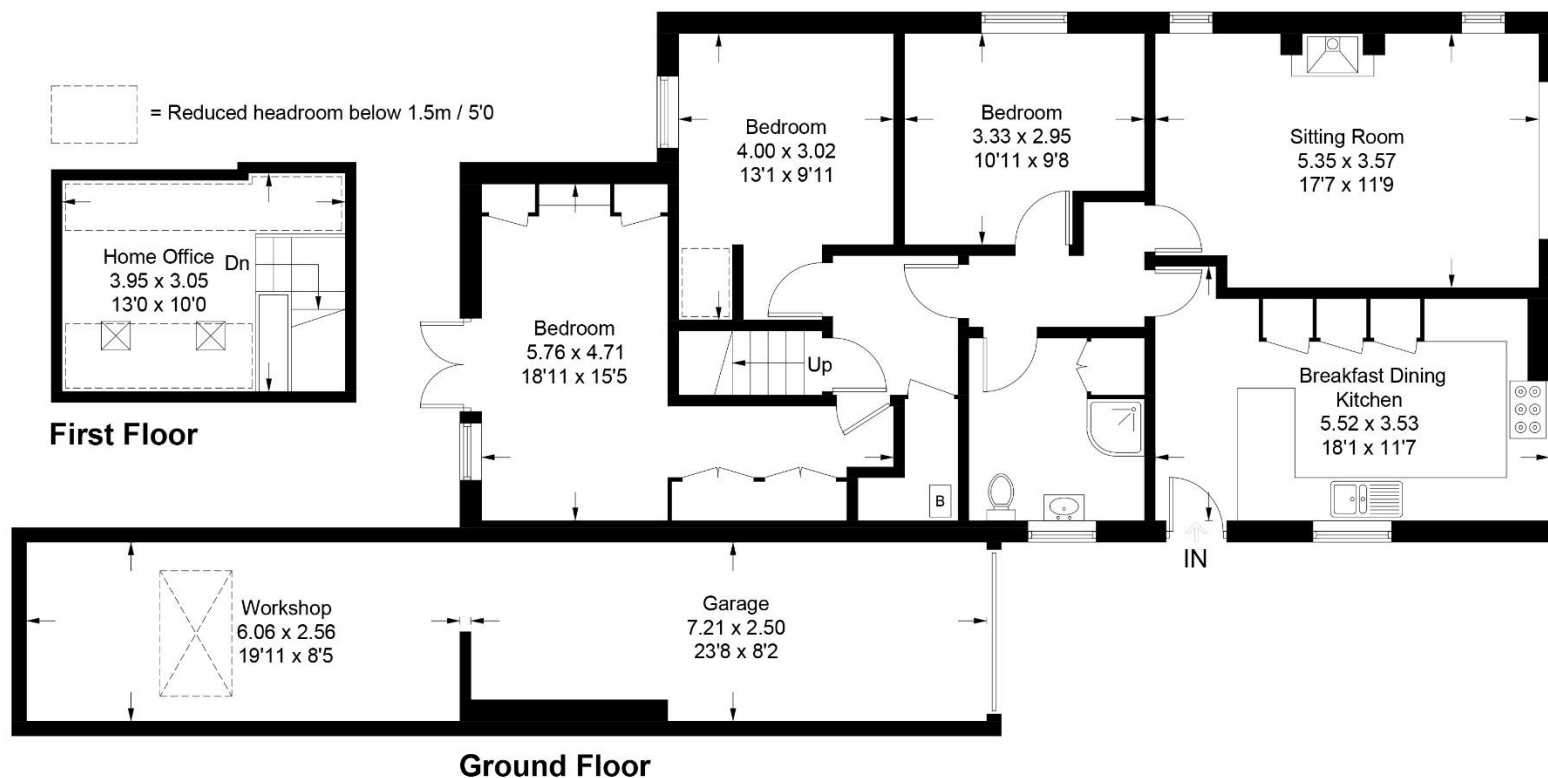






### 3 Bartholomew Close

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft  
 Garage / Workshop = 33.5 sq m / 360 sq ft  
 Total = 140.6 sq m / 1513 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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