



100 Station Road
Bardney, Lincoln. LN3 5UF





100 Station Road, Bardney

A rare opportunity to acquire a substantial four bedroom detached house on an individual plot extending to 0.16 acres sts. in need of complete renovation in the popular village of Bardney. The property will require significant investment to bring it up to modern standards or may offer potential for replacement subject to the necessary consents.

The village of Bardney is well serviced with primary school, doctor's surgery, co-op convenience store and public house. Bardney offers good road access into the Cathedral City of Lincoln.

ACCOMMODATION

Entrance Lobby having uPVC double glazed door, stairs leading directly to the first floor and doors to:

Snug having wooden single glazed window to the front aspect; tiled fireplace and multiple power points.

Dining Room having wooden single glazed window to the front aspect; stone fireplace, built in understairs storage cupboard and multiple power points. Door to:

Kitchen having uPVC double glazed window to the rear aspect and double glazed obscure door to the side aspect; a range of kitchen units, stainless steel sink and drainer with appropriate splash back tiling, Coke fired AGA, space and connection for washing machine and electric cooker. Door through to sitting room and door to:

Pantry with uPVC double glazed window to the rear aspect; shelving, space and connection for upright fridge freezer,

Sitting Room having uPVC double glazed windows to the side and rear aspects, double glazed obscure door to the rear aspect; tiled fireplace with wooden surround and mantel, TV and telephone points and multiple power points.





First Floor

Landing being split level with doors to:

Bedroom 1 with wooden single glazed window to the front aspect; sloping ceilings in part, built in over stair storage cupboard and multiple power points.

Bedroom 2 with wooden single glazed window to the front aspect; sloping ceilings in part and multiple power points.

Bathroom with uPVC double glazed obscure window to the rear aspect; comprising white enamel panel bath, low level WC, pedestal wash hand basin with appropriate splash back tiling. Built in airing cupboard housing hot water cylinder.

Bedroom 3 with uPVC double glazed window to the rear aspect; sloping ceilings in part, corner fireplace and multiple power points

Bedroom 4 with uPVC double glazed window to the side aspect; sloping ceilings in part and multiple power points.

OUTSIDE

There is no vehicular access to the property which fronts the pavement. There is pedestrian access both sides leading to the rear garden.

The rear garden has concrete areas and pathway leading out to the garden. A series of outbuildings are located to one side of the plot including brick building with coal store and **outside WC**, timber **garden shed** and **Workshop** with power and light connected. The garden formerly a productive vegetable and fruit garden is now somewhat overgrown and has boundaries of timber overlap fencing and mature mixed hedging.



ENERGY PERFORMANCE RATING: G

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 Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222

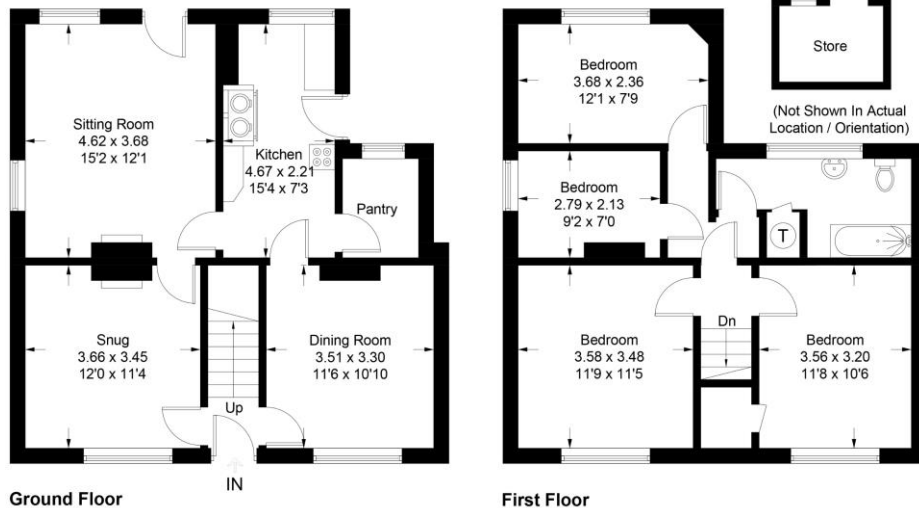
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Brochure prepared 8.6.2021

100 Station Road

Approximate Gross Internal Area
Ground Floor = 61.8 sq m / 665 sq ft
First Floor = 54.1 sq m / 582 sq ft
Total = 115.9 sq m / 1247 sq ft
(Excluding Store)



Ground Floor

First Floor

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.



DISCLAIMER

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