



17 Bartholomew Close

Bardney, LN3 5XT



Book a Viewing!

£240,000

A recently redecorated Two Bedroom Bungalow, offered for sale with No Onward Chain and presented in excellent move-in condition. The property sits at the end of a quiet cul-de-sac and occupies a surprisingly spacious plot, enjoying pleasant field views to the rear, making this an appealing home for those looking for single-storey living with generous outdoor space.

The accommodation is well proportioned throughout and includes two double bedrooms, a recently fitted wet room, separate utility, fitted kitchen, dining area and front facing lounge. The property also benefits from a detached single garage and ample driveway parking.





LOCATION

Bartholomew Close is situated within the popular village of Bardney, surrounded by attractive Lincolnshire countryside and offering a peaceful setting whilst remaining well connected to the wider area. Bardney provides a selection of local amenities for everyday needs, while the surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the outdoors.

The village also benefits from access to the Water Rail Way, a popular traffic-free walking and cycling route which follows the former railway line between Lincoln and Boston, providing an excellent opportunity for longer countryside walks and cycle rides.

Bardney is conveniently positioned for access towards Lincoln, Horncastle and the wider Lincolnshire area, making it an appealing location for those seeking a quieter village lifestyle without being isolated from larger towns and cities.

ACCOMMODATION

ENTRANCE HALL

Accessed via a frosted glazed panel door, with ceiling heater and access to the loft void.



LOUNGE

16' 1" x 11' 6" (4.9m x 3.51m) A bright front facing reception room with a large UPVC double glazed window overlooking the front garden. The room features an attractive fireplace with mantle surround and electric heater, together with a ceiling heater.

KITCHEN

9' 4" x 8' 5" (2.84m x 2.57m) A fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include a stainless steel sink with hot and cold mixer tap, eye-level oven and grill, a fridge freezer and UPVC double glazed window overlooking the rear garden. The room is fitted with lino flooring and benefits from a ceiling heater.



DINING ROOM

9' 4" x 8' 7" (2.84m x 2.62m) A useful dining space with ceiling heater and double doors opening directly onto the raised rear decking/patio area. The room also enjoys the attractive open field views to the rear, making this a particularly pleasant space for everyday dining or entertaining.

UTILITY ROOM

A separate and practical utility space with worktop, built-in cupboard storage and lino flooring. There is plumbing and spaces for a washing machine and tumble dryer, a UPVC door providing direct access to the rear garden and ceiling heater.

BEDROOM 1

11' 6" x 9' 7" (3.51m x 2.92m) A spacious front facing double bedroom with fitted wardrobe/storage, UPVC double glazed window to the front aspect and ceiling heater.



BEDROOM 2

11' 6" x 9' 10" (3.51m x 3m) A further double bedroom with UPVC double glazed window to the side aspect, built-in cupboard/wardrobe storage and ceiling heater.

WET ROOM

A spacious and recently fitted wet room comprising electric shower, WC and wash hand basin with vanity storage. The room benefits from waterproof flooring, Mermaid style wall boarding, frosted UPVC double glazed window to the rear aspect, wall mounted heater and useful built-in airing cupboard.

OUTSIDE

The property occupies a surprisingly spacious plot, with attractive gardens to both the front and rear. To the rear there is a particularly impressive garden, enjoying open field views. The garden includes a generous raised decking area, paved patio, lawned sections, mature trees and secure fencing, with multiple seating areas providing plenty of opportunity to enjoy the peaceful setting. An outside tap is also provided. To the front there is a generous lawned garden with mature planting and a driveway providing parking for multiple vehicles. A paved pathway leads to the front entrance and continues towards the detached garage.





GARAGE

17' 1" x 8' 7" (5.21m x 2.62m) A detached single garage with electric up-and-over door and window to the rear aspect.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Modern Heissen far-infrared ceiling heating system throughout. Fully electric property with no gas connection. Low maintenance heating solution providing direct radiant warmth and independent room control.

EPC RATING – E.

COUNCIL TAX BAND – B (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

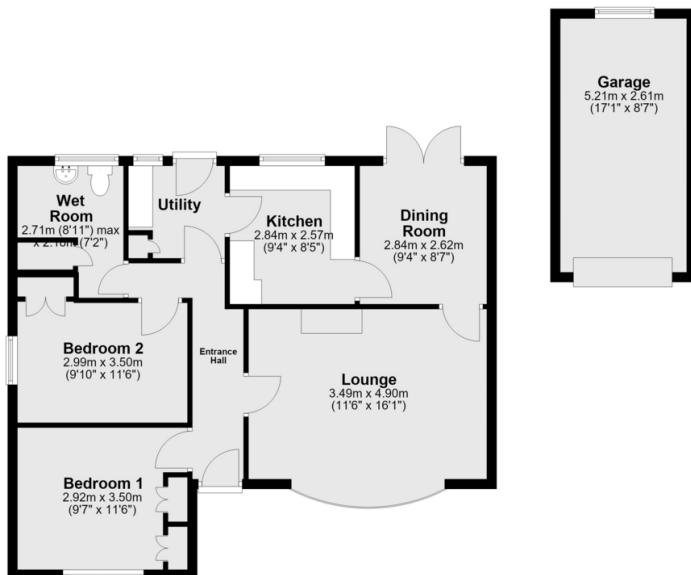
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Ground Floor

Approx. 82.6 sq. metres (889.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.6 sq. feet)

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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