



29 Norman Way

Bardney, LN3 5BT

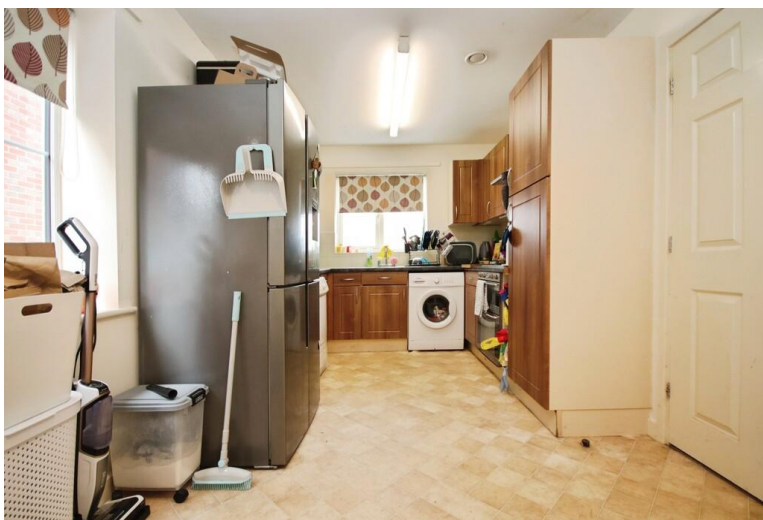
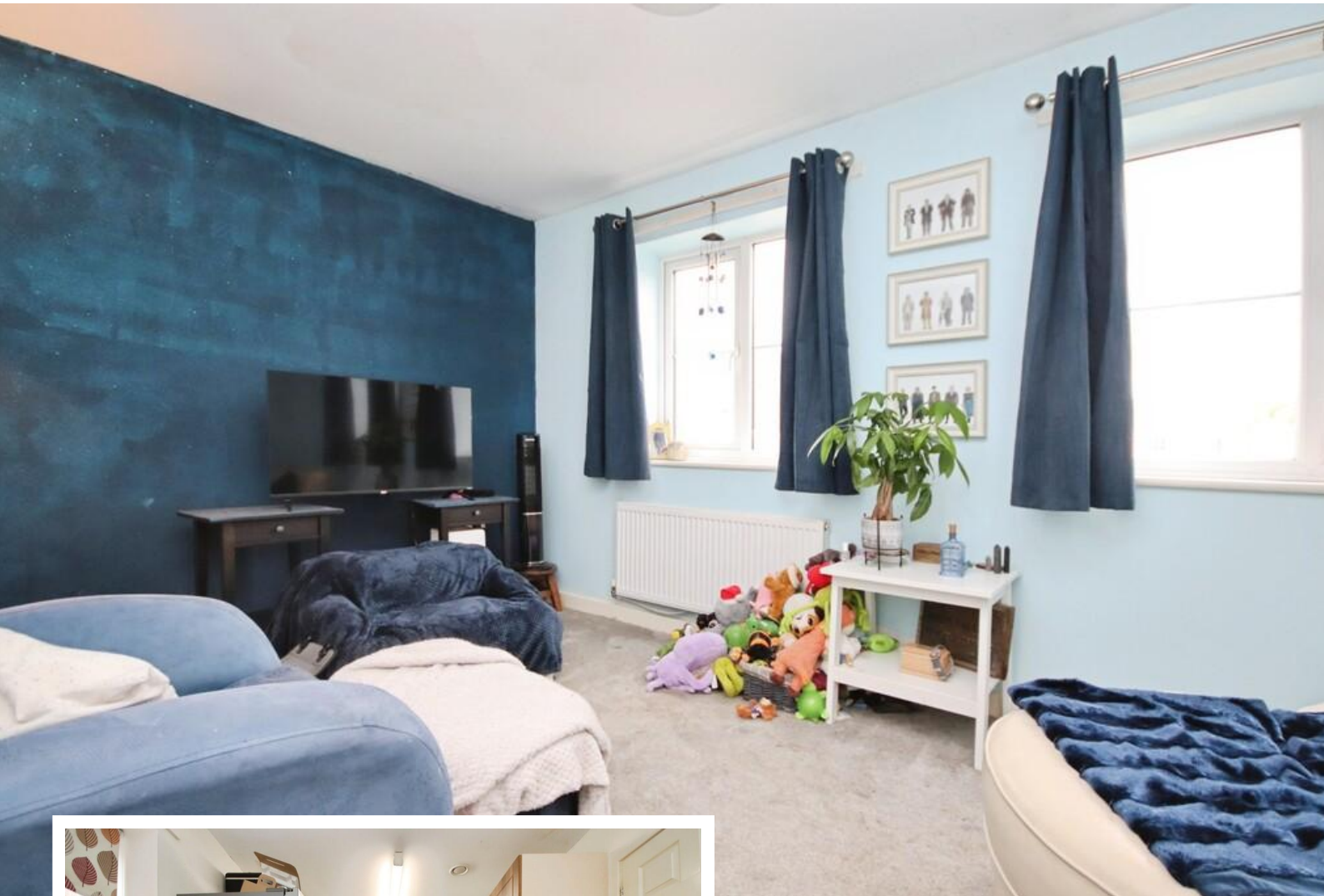


Book a Viewing!

£87,500

SHARED OWNERSHIP - Well presented two bedroom semi-detached home available on a shared ownership basis, with the advertised price representing a 50% share. The property offers an excellent opportunity for first time buyers looking to take their first step onto the property ladder, with the ownership share capable of being staircased up to 80%. The accommodation comprises of an entrance hall, WC, kitchen/diner, lounge, two double bedrooms, bathroom and enclosed rear garden with driveway parking.





LOCATION

Bardney is a popular and well-served village situated approximately nine miles east of Lincoln, offering an excellent balance between rural living and everyday convenience. Located on the edge of the Lincolnshire Fens, the village enjoys a strong community atmosphere whilst remaining within easy reach of Lincoln and the surrounding area.

The village benefits from a good range of amenities including the Lincolnshire Co-op Food Store, Post Office, doctors' surgery, pharmacy, traditional butcher and The Old Angel Inn, together with the popular Open Door community café. Families are well catered for with Bardney C of E & Methodist Primary School located within the village alongside local pre-school facilities. For those who enjoy the outdoors, Bardney provides access to a network of countryside walks and cycling routes, including the well-known Water Rail Way. Combining village amenities, a welcoming community and convenient access to Lincoln, Bardney continues to be a sought-after location for a wide range of buyers.



ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with laminate flooring, radiator, useful downstairs storage cupboard and staircase rising to the first floor. The hallway provides access to the lounge, kitchen/diner and ground floor WC.

KITCHEN/DINER

16' 3" x 8' 3" (4.95m x 2.51m) A well appointed kitchen/diner fitted with a range of base and wall mounted cupboard units with complementary work surfaces and tiled splashbacks. Features include a gas hob with extractor over, electric oven, stainless steel sink, space and plumbing for a washing machine, space for a dishwasher and space for further appliances. Further benefits include laminate flooring, radiator, wall mounted gas boiler and UPVC windows to both the front and side aspects. There is also ample space for a family dining table.



LOUNGE

14' 9" x 9' 5" (4.5m x 2.87m) A comfortable rear facing reception room with laminate flooring, radiator and UPVC window overlooking the garden. UPVC French doors provide direct access onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

WC

Fitted with a WC and wash hand basin.

FIRST FLOOR LANDING

Providing access to both double bedrooms and the family bathroom. The landing benefits from laminate flooring, loft access and a useful built-in airing cupboard housing the hot water cylinder.



BEDROOM 1

14' 9" x 9' 4" (4.5m x 2.84m) A generous double bedroom positioned to the front of the property, currently utilised as an additional lounge. The room benefits from two UPVC windows to the front aspect, radiator and built-in wardrobe storage.

BEDROOM 2

14' 9" x 10 max' (4.5m x 3.05m) A further double bedroom overlooking the rear garden, with two UPVC windows, radiator and built-in wardrobe storage.

BATHROOM

A three piece suite comprising bath with shower attachment, WC and wash hand basin. Further benefits include tiled splashbacks, vinyl flooring, radiator, extractor and frosted UPVC window.

OUTSIDE

To the front of the property there is a driveway providing off-road parking for two vehicles. The rear garden there is securely enclosed and designed for ease of maintenance, incorporating lawned and paved areas together with a garden shed. A gate provides direct access back to the driveway.





SHARED OWNERSHIP INFORMATION

- 50% Share Available: £87,500
- Rent: £217.02 per calendar month
- Service Charge: £81 per calendar month
- Ownership can be staircased up to 80%

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

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](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

GENERAL

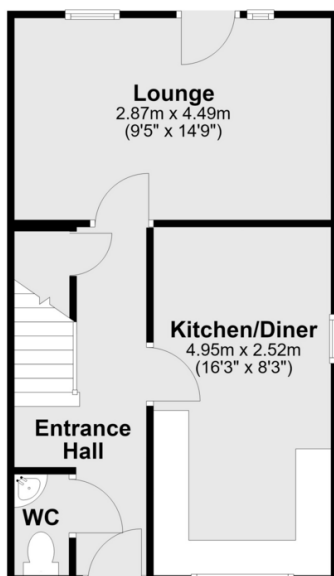
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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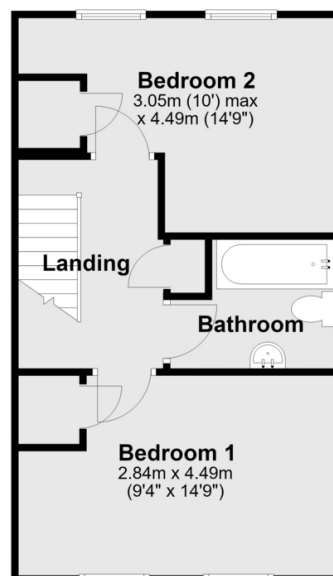
Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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