

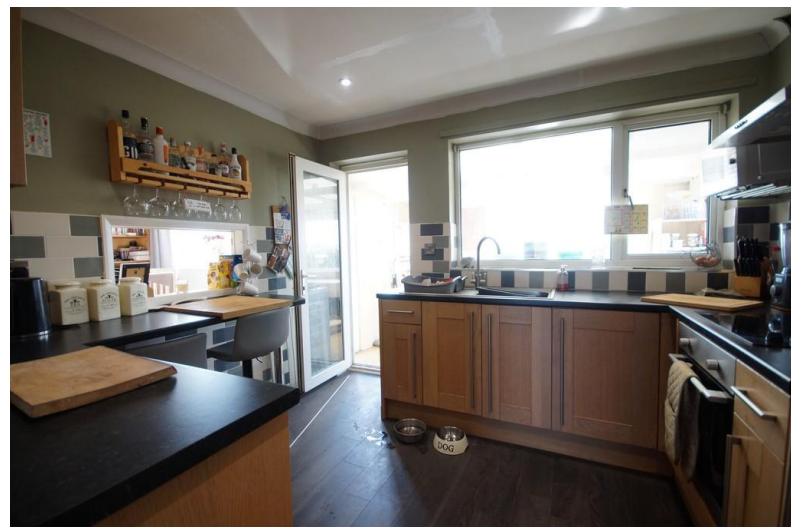


## 55 Wragby Road

Bardney, Lincoln, LN3 5XR

**£225,000**

A three bedroomed detached family bungalow positioned in this popular village location of Bardney. The property has been improved and well-maintained by the current owner and offers internal living accommodation to comprise of Inner Hallway, Lounge Diner, modern fitted Kitchen, Utility Room, three Bedrooms and Family Bathroom. The property is positioned on a corner plot with gardens to the front, side and rear and a driveway to the side providing off road parking and giving access to the Garage and brick built shed. The property benefits from having views over farm land, gas central heating and UPVC double glazing.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Located in the popular village of Bardney. The village offers a Co-op, two public houses, butchers, post office, Doctors' Surgery, pharmacy, church and riverside walks along the river Witham.

#### **ACCOMMODATION**

##### **INNER HALLWAY**

With UPVC window and door to the front aspect, wooden laminate flooring, radiators, doors to the lounge, kitchen, three bedrooms and bathroom, airing cupboard, access to the roof void and LED spotlights.



#### BEDROOM 1

9' 10" x 10' 11" (3.01m x 3.34m) , with UPVC window to the rear aspect and radiator.

#### BEDROOM 2

12' 0" x 11' 1" (3.67m x 3.38m) , with UPVC window to the front aspect and radiator.

#### BEDROOM 3

11' 5" x 8' 4" (3.48m x 2.55m) , with UPVC window to the front aspect and radiator.

#### BATHROOM

7' 4" x 5' 3" (2.24m x 1.61m) , with UPVC window to the rear aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, towel radiator, tiled flooring and partly tiled walls.



#### LOUNGE DINER

22' 8" x 9' 11" (6.93m x 3.03m) , with UPVC windows to the front and rear aspects, radiator and open fireplace,

#### KITCHEN

8' 11" x 10' 6" (2.72m x 3.22m) , with UPVC windows, door to the utility room, wooden flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above and wall mounted cupboards with complementary tiling below.



#### UTILITY ROOM

13' 0" x 8' 5" (3.98m x 2.57m) , with UPVC window to the rear aspect, UPVC door to the side aspect, work top with spaces for automatic washing machine, tumble dryer and fridge freezer.

#### OUTSIDE

To the front of the property there are decorative gravel area, lawned area and a hardstanding area providing off road parking and giving access to the Garage and brick built shed. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and shed.



#### GARAGE

16' 11" x 8' 6" (5.17m x 2.61m) , with electric up and over door to the front aspect, power and lighting.

#### BRICK SHED

8' 11" x 7' 8" (2.73m x 2.36m) , with window and door to the side aspect, power and lighting.



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Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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#### 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

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Floorplan to follow.

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