



43 Silver Street

Bardney, Lincoln, LN3 5SS

£160,000

This is a completely refurbished, two bed roomed semi-detached cottage located in the popular village of Bardney. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Inner Hallway, Lounge, Dining Area, Modern Fitted Kitchen, Rear Entrance, WC and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a courtyard garden to the side and a lawned garden to the rear. Viewing is recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln along the A15 bear left onto the B1190 towards Washingborough. Proceed along through the villages of Washingborough, Branston Booths and Potterhanworth Booths. Turn left onto Branston Causeway, continue over the river Witham bridge and into the village of Bardney. Proceed along the B1190 and turn right onto Silver Street where the property can be located on the left hand side.

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 door to the side aspect, stairs to the First Floor Landing and doors to the Lounge and Dining Area.

LOUNGE

10' 0" x 11' 6" (3.05m x 3.53m) With uPVC leaded window to the front aspect, radiator and gas fire (disconnected) with tiled hearth and wooden surround.

DINING AREA

11' 6" x 8' 8" (3.51m x 2.66m) With uPVC window to the side aspect, radiator, archway leading to the Kitchen and under stairs storage.



KITCHEN

10' 8" x 7' 4" (3.27m x 2.24m) With uPVC windows to the side and rear aspects, door to the side aspect, door the Side Entrance, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap above, integral electric oven and four ring electric hob with extractor fan over, integral fridge freezer, space for an automatic washing machine and concealed gas fired central heating boiler.

REAR ENTRANCE

4' 4" x 5' 10" (1.33m x 1.78m) With uPVC door to the side aspect and sliding door to the WC.

WC

4' 5" x 2' 7" (1.35m x 0.79m) With uPVC window to the side aspect, WC, wash hand basin and radiator.



FIRST FLOOR LANDING

With doors to two Bedrooms and Bathroom and access to the roof void.

BATHROOM

10' 5" x 7' 4" (3.18m x 2.24m) With uPVC window to the rear aspect, suite to comprise of shower, WC, wash hand basin and bath, heated chrome towel radiator, partly tiled walls and extractor fan.



BEDROOM 1

10' 0" x 11' 6" (3.06m x 3.53m) With uPVC window to the front aspect and radiator.

BEDROOM 2

7' 8" x 8' 10" (2.35m x 2.71m) With uPVC window to the rear aspect, radiator and over stairs storage.

OUTSIDE

To the side of the property there is a courtyard area with gated access to the rear of the property which is mainly laid to lawn with a seating area.



WEBSITE

Our detailed website show 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

SELLING YOUR HOME - HOW TO GO ABOUT IT

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.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 £10 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

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. Mundy's 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 Mundy's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



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Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

