



# CHOICE PROPERTIES

*Estate Agents*

Lowfields Bungalow Henry Lane,  
Bardney, LN3 5TH

Reduced To £335,000



Choice Properties are delighted to bring to the market this superb three bedroom (one ensuite) bungalow located on Henry Lane situated in a rural location just outside of the village of Bardney. With contemporary refurbishments and generously proportioned rooms throughout, the property internally features a kitchen, living room, three bedrooms (one ensuite), a family bathroom, and a dressing area. To the exterior, the property boasts manicured gardens with extensive countryside views and driveway that can house several vehicles. Early Viewing Is Highly Advised.

With the added benefit of LPG fired central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright and airy internal living accommodation comprises:-

### **Hallway**

19'10" x 13'4" (to furthest measurement)

With uPVC entrance door. Internal doors to majority of rooms. Two radiators. Power points.

### **Living Room**

12'0" x 12'0"

Fitted with dual aspect double glazed uPVC windows. Radiator. Power points. Tv aerial points.

### **Kitchen/Dining Room**

22'10" x 10'1"

Fitted with wall, base, and drawer units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with extractor hood over. Twin integral oven. Part tiled walls. Herringbone flooring. Spot lighting. Plumbing for washing machine. Plumbing for dishwasher. Space for dining room table. Vertical flat panel radiator. Traditional radiator. Power points. Tv aerial point. Dual aspect uPVC windows. uPVC French doors leading to garden.

### **Bedroom 1**

11'0" x 11'10"

Double bedroom with two uPVC windows to side aspect. Consumer unit. Electric meter in box unit. Radiator. Power points. Internal door to:-

### **Dressing Room**

10'4" x 5'4"

With fitted open wardrobe. Access to loft via loft hatch. Radiator. Power points. Opening to:-

### **Ensuite Shower Room**

10'4" x 5'4"

Fitted with a three piece suite comprising of walk-in fully tiled electric shower with traditional and rainfall shower attachments, wash hand basin set over vanity unit with chrome mixer tap and tiled splash back, and a push flush wc. Chrome heated towel rail. Tiled flooring. uPVC window to side aspect.

### **Bedroom 2**

11'3" x 11'11"

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 3**

11'0" x 11'10"

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

4'11" x 8'6"

Fitted with a three piece suite comprising of panelled bath with tiled splash back and shower attachment, wash hand basin set over vanity unit with chrome mixer tap and tiled splashback, and a back to wall wc. Chrome heated towel rail. Frosted uPVC window to rear aspect.

## **Gardens**

To the rear, the property boasts a fully enclosed private laid to lawn garden. The rear garden benefits from open views which shows off the extensive countryside behind. This rear garden further benefits from various patio areas which provide the perfect place for outdoor seating and is also home to the LPG tank and an outdoor shed. To the front of the the property is a slightly smaller fully enclosed garden found adjacent to the driveway with fencing and hedging to the perimeter. Both gardens feature a plethora of mature plants, trees and shrubbery all of which add an abundance of life and colour to the garden.

## **Driveway**

Driveway providing off the road parking for several vehicles. Double opening timber gateway providing access to rear garden and further parking. Two timber built sheds providing outdoor storage space.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am - 3.00pm

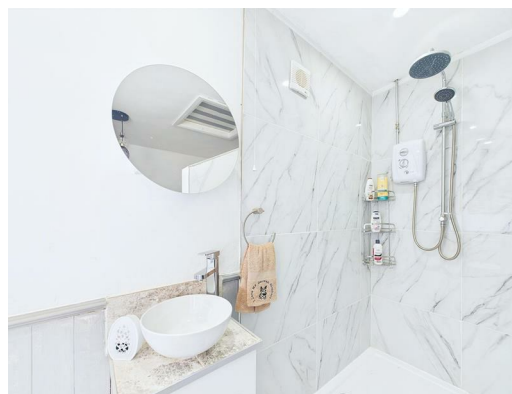
## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area<sup>(1)</sup>  
1022.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Exit Louth via Horncastle Road, when you reach the Bypass head straight across and continue on Horncastle road for 8 miles then turn right. Continue until you reach the T junction where you turn right and immediately left, then continue to the next T junction where you turn right and immediately left. Continue on this road for 6.5 miles and you will find the property on you right hand side just after you pass OMEX agriculture.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	46		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

