



**David Todd Way, Bardney LINCOLN LN3 5DN**

**welcome to**

## **David Todd Way, Bardney LINCOLN**

Situated within a sought after village location is this particularly spacious detached family home. Boasting two reception rooms, four double bedrooms, two en suites, front and rear gardens with field views, driveway parking, attached garage and local access to a range of village amenities.

### **Entrance Hall**

With laminate flooring and storage cupboard.

### **Downstairs Wc**

With wc, wash hand basin and radiator.

### **Lounge**

13' 5" x 12' 5" ( 4.09m x 3.78m )

With double glazed window to the front, gas fireplace, multiple sockets including one for a wall mounted television, carpet flooring and two radiators.

### **Dining Room**

12' 10" x 11' 11" ( 3.91m x 3.63m )

With double glazed window to the rear, laminate flooring and radiator.

### **Kitchen**

11' 10" x 7' ( 3.61m x 2.13m )

With double glazed window to the side, double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, hob with extractor fan fitted over, under stairs storage, tiling to the floor and part tiling to the walls.

### **Utility Room**

7' 1" x 2' 7" ( 2.16m x 0.79m )

With obscured double glazed window to the side, laminate flooring, fitted units and boiler.

### **First Floor Landing**

With loft access point, radiator, airing cupboard and carpet flooring.

### **Bedroom One**

11' 11" x 9' 2" ( 3.63m x 2.79m )

With double glazed window to the rear, carpet

flooring and radiator.

### **En Suite One**

With wc, wash hand basin, bath with shower fitted over, vinyl flooring, towel radiator and part tiling to the walls.

### **Bedroom Two**

11' 2" x 12' 5" ( 3.40m x 3.78m )

With double glazed window to the front, carpet flooring and radiator.

### **En Suite Two**

With obscured double glazed window to the side, shower, wc, wash hand basin, radiator and part tiling to the walls.

### **Bedroom Three**

12' x 6' ( 3.66m x 1.83m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bedroom Four**

with double glazed window to the rear, carpet and radiator.

### **Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin and heated towel rail.

### **Attached Garage**

With up and over door and several electrical outputs.

### **Outside**

Property benefits from a block paved driveway to the front providing off road parking for two cars, access to the attached garage, access to the front



door and gated side access to the rear garden.  
Alongside the driveway is an area of lawn. To the rear is a fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating and a shed, with field views to the rear.



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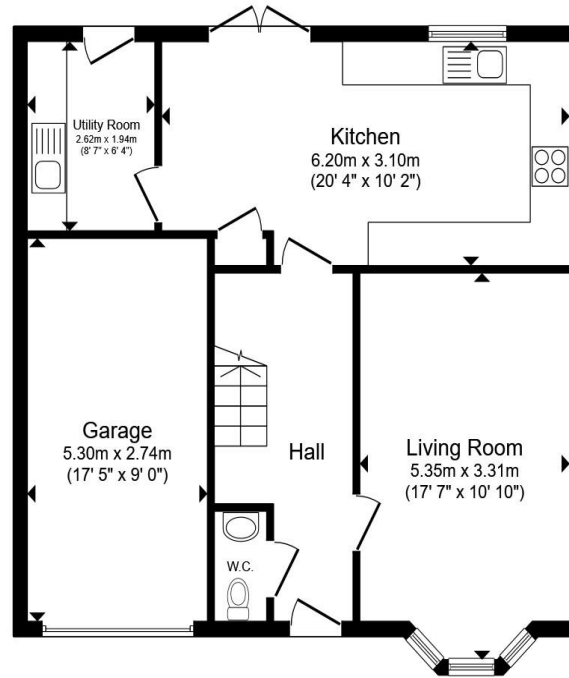
## David Todd Way, Bardney LINCOLN

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO EN SUITES, FAMILY BATHROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING & ATTACHED GARAGE

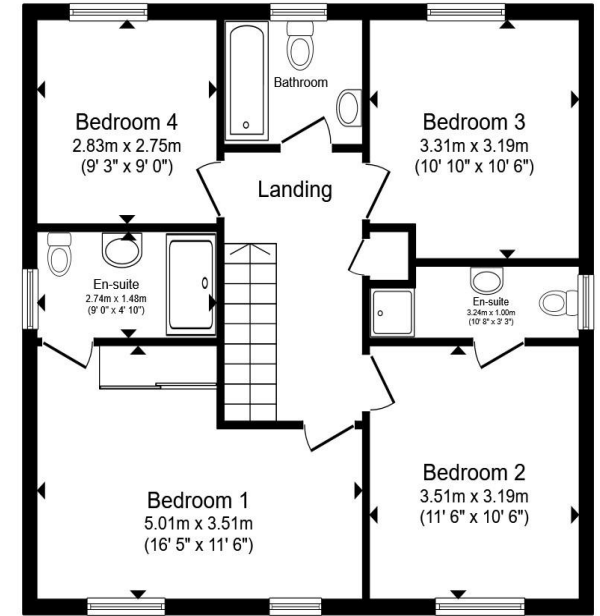
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£375,000**



Ground Floor



First Floor

Total floor area 132.9 m<sup>2</sup> (1,430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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