



**Plot 4 St Francis Green
Bardney
Lincoln
Lincolnshire
LN3 5EH**

Offers in Excess of £520,000

bettermove

St Francis Green Lincoln

Bettermove are proud to present this impressive 5 bedroom detached house in Bardney within a development of five luxury eco-homes available with no forward chain.

The property benefits from double glazing, solar panels, air source heat pumps and has off street parking available via the driveway and garage. The council tax band is to be confirmed.

The interior of this beautifully presented property briefly comprises a living room, spacious and open fitted kitchen with Quartz Worktops and Island with the dining area, utility room, study room and a convenient WC on the ground floor. The first floor consists of 5 double bedrooms, 2 ensuite bathrooms and the family bathroom. The exterior boasts a landscaped front garden and turfed rear garden perfect for enjoying the summer months.

Located in the popular village of Bardney, the property is close to a range of amenities from nearby villages and excellent transport connections can be found from the A15, the A158 and many local bus routes providing easy access to Lincoln city centre.

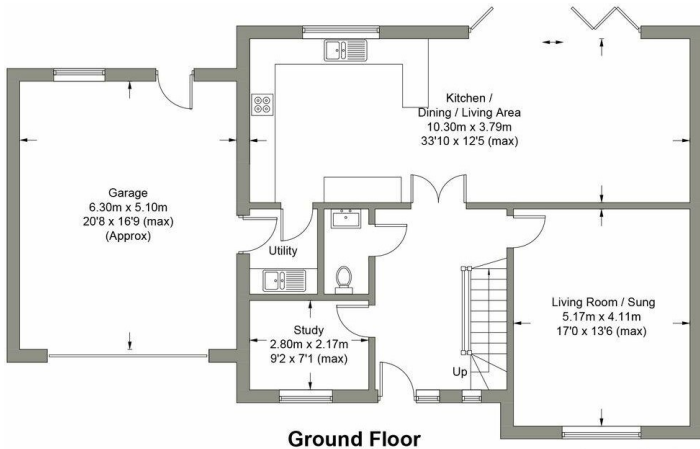
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

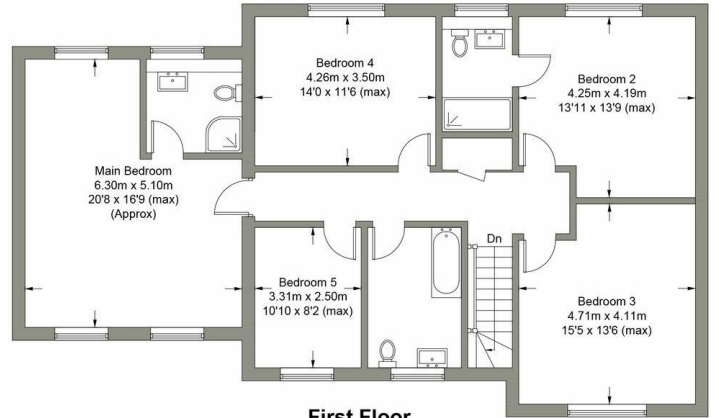
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 89.8 sq m / 966 sq ft
 First Floor = 122.9 sq m / 1323 sq ft
 Garage = 32.3 sq m / 348 sq ft
 Total = 245 sq m / 2637 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1006301)



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