

BELL



OLD CHURCH HOUSE, 34, STATION ROAD  3  2  1  A
Bardney, Lincoln

£1,300 PCM

- RENT: £1300.00 / DEPOSIT: £1500.00
- BUILT IN 2025
- VILLAGE LOCATION

- EPC: A / COUNCIL TAX BAND: E
- THREE DOUBLE BEDROOMS
- CONTACT LINCOLN: 01522 538888



This newly built detached home is located in the peaceful village of Bardney, ideally positioned for countryside living with easy access to Lincoln and surrounding areas. Completed in July 2025, this modern property offers comfort, space and style, perfect for families or professionals.

Bardney is a charming and well-connected village offering a blend of community spirit and rural tranquillity. Local amenities include shops, a primary school, pubs, and lovely countryside walks nearby.

Property highlights:

- Three well-proportioned bedrooms, including a spacious master with en-suite shower room
- Stylish family bathroom with modern fittings
- Comfortable and bright lounge
- Open-plan kitchen/dining room with patio doors leading to a generous rear garden
- Handy downstairs cloakroom and separate utility room for added convenience
- Detached single garage and driveway for off-road parking
- Large private rear garden

Fixed Electric Charge of £150.00 per calendar month



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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