



85a, Station Road
Bardney, Lincoln, Lincolnshire, LN3 5UF

£425,000

4 Bedroom Detached House

- Freehold
- Detached 4 Bedroom Home
- Open Field Views
- Family Bathroom & En-Suite
- Juliette Balcony
- Kitchen Diner & Utility Room
- Extensive Parking Space & Garage
- Highly Sought After Village Location
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 85a, Station Road, Bardney, Lincoln, Lincolnshire, LN3 5UF](#)



Overview

Pygott & Crone are proud to offer this outstanding and deceptively spacious four bedroom detached family home, privately positioned in the sought-after village of Bardney and enjoying attractive open field views.

Beautifully presented throughout, this well-maintained property provides generous and versatile accommodation ideally suited to modern family life. The ground floor comprises a welcoming entrance hall, family room, lounge, kitchen/dining room, study, utility room, cloakroom/WC, and an integral garage.



To the first floor are four well-proportioned bedrooms, including a superb principal bedroom featuring an en-suite shower room and a Juliet balcony that takes full advantage of the stunning countryside views. A family bathroom and an additional study complete the first-floor accommodation.

Externally, the property is approached via a long driveway providing ample off-road parking. The fully enclosed rear garden has been designed for low-maintenance living and offers an ideal space for both entertaining and relaxing. Ideally located within walking distance of Bardney's excellent local amenities—including a Post Office, Butchers, Co-Op, Chemist, GP surgery, Primary School, two traditional Pubs, Hairdressers/Barber Shops and the Village Church—this outstanding home combines peace, privacy, and practicality in a rarely available village location.





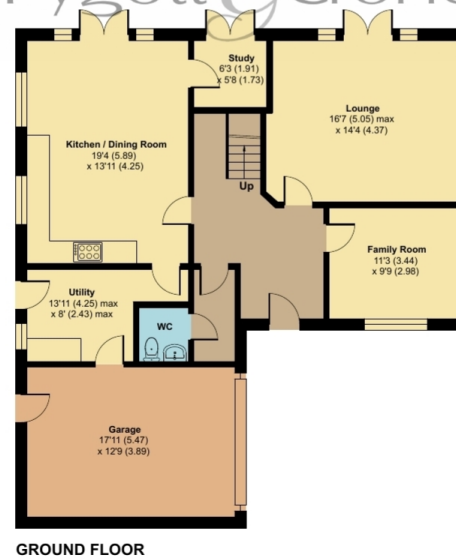
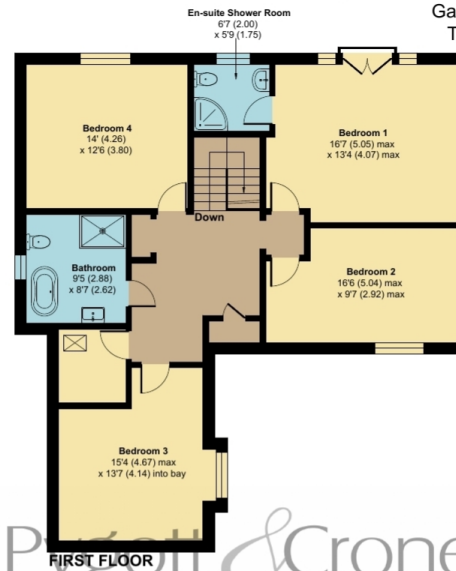
Station Road, Bardney, Lincoln, LN3

Approximate Area = 2082 sq ft / 193.4 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 2315 sq ft / 215 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1483019



Location



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