







**FABULOUS POSITION ON CHURCH ROAD IN BARNBY DUN, JUST A SHORT STROLL TO THE SHOPS, PUBLIC TRANSPORT LINK AND PROVIDES TWO SPACIOUS BEDROOMS. Delightful semi-detached bungalow in a sought after village location, within easy reach of countryside/canal walks and a must see. The property in brief comprises of entrance porch, entrance hallway, living room with feature fireplace, kitchen, two bedrooms, shower room, front/rear gardens, driveway providing off street parking and a garage. GREAT BUY IN DN3.**



**ENTRANCE PORCH**

Side facing double glazed French doors lead to the porch from the driveway and further side facing double glazed door leads to the entrance hallway.



### HALLWAY

10' 0" x 3' 1" (3.06m x 0.95m) The hallway benefits from a storage cupboard, radiator and provides access to both bedrooms, shower room and the living room.

### LIVING ROOM

11' 5" x 16' 6" (3.49m x 5.05m) Fabulous bright reception room with front facing double glazed window, radiator, coving to the ceiling, television point, feature electric fire and a decorative surround.

### KITCHEN

8' 6" x 10' 10" (2.6m x 3.31m) Positioned at the front of the bungalow with side facing double glazed frosted door to the driveway, front facing double glazed window, radiator, two storage cupboards, fitted kitchen units eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a fridge, plumbing for a washing machine, space for a freestanding cooker with gas hob, partially tiled splash backs and door to the living room.

### BEDROOM

11' 5" x 11' 4" (3.48m x 3.46m) Fantastic double bedroom overlooking the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

### BEDROOM

8' 2" x 15' 0" (2.49m x 4.58m) Second spacious bedroom with rear facing double glazed window and a radiator.

### SHOWER ROOM

8' 1" x 5' 1" (2.47m x 1.56m) Nicely presented shower room with corner shower cubicle, low flush WC, wash hand basin, tiled walls, radiator, loft access point and side facing double glazed frosted window.











### **FRONT GARDEN & DRIVEWAY**

Front gate leads to the driveway providing off street parking, fence enclosure to the sides, small circle lawn with mature bushes/shrubs and side access to the rear garden/garage.

### **GARAGE**

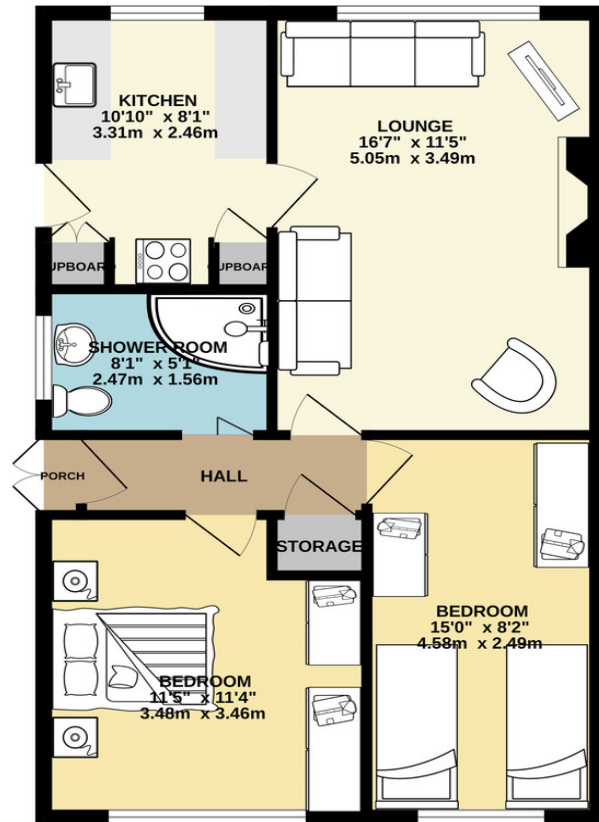
Garage is located at the rear with front facing electric door, power points, lighting and further side access door to the garden.

### **REAR GARDEN**

Laid to lawn with shrub beds, pebbled area, fence enclosure to the side and open access to the driveway.



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		