







**FANTASTIC DETACHED BUNGALOW WHICH OFFERS EXCELLENT LIVING ACCOMMODATION AND THE SUMMER HOUSE IS INCLUDED. Positioned on Church Road in Stainforth you will not be disappointed when you view this delightful bungalow which is beautifully presented throughout. The property is deceptively spacious and has a stunning kitchen and bathroom. In brief it comprises of entrance porch, entrance hallway, living/dining room, kitchen, conservatory, three bedrooms, bathroom with three piece suite, paved driveway provides off street parking, attached single garage, side/rear paved garden, shed and summerhouse. LOVELY HOME!**





### ENTRANCE PORCH

5' 7" x 3' 4" (1.72m x 1.04m) The property is accessed via the front facing double glazed frosted door to the porch, double glazed frosted windows to the side and the front, plus further door to the hallway.

### ENTRANCE HALL

3' 10" x 22' 1" (1.19m x 6.75m) Front facing double glazed door to the porch, laminate flooring, coving to the ceiling and a storage cupboard.

### LIVING/DINING ROOM

11' 10" x 25' 2" (3.63m x 7.69m) Fabulous open reception space ideal for family entertaining, front facing double glazed bow window, radiator, electric feature fireplace with decorative surround, coving to the ceiling, two radiators and side facing double glazed window.

### KITCHEN

8' 11" x 8' 10" (2.74m x 2.71m) Fantastic modern kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink, four ring electric hob, single electric oven, integrated microwave, integrated fridge/freezer, partially tiled walls, radiator, door to the hallway, rear facing double glazed window and side facing double glazed frosted door to the conservatory.

### CONSERVATORY

7' 10" x 15' 1" (2.39m x 4.62m) Superb addition to the property offering further living space with access door to the garage, side/rear facing double glazed windows, side facing double glazed door to the patio and access to door to the kitchen.



### BEDROOM

11' 10" x 10' 10" (3.61m x 3.32m) Stunning double bedroom with front facing double glazed bow window, radiator, laminate flooring, coving, fitted wardrobes and over bed storage cupboards.

### BEDROOM

11' 10" x 10' 0" (3.61m x 3.07m) Another double bedroom with side facing double glazed window, radiator, laminate flooring and coving.











### **BEDROOM**

8' 10" x 8' 11" (2.71m x 2.72m) The third bedroom is a single with laminate flooring, coving, radiator and rear facing double glazed window.

### **BATHROOM**

6' 9" x 5' 4" (2.08m x 1.65m) Lovely bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, P-shaped bath with electric shower unit above, tiled walls, tiled flooring, coving, extractor fan and rear facing double glazed frosted window.



### **FRONT GARDEN/DRIVEWAY**

Paved driveway perfect for off street parking, side access gate leads to the rear garden and front facing garage door.

### **SIDE/REAR GARDEN**

All paved with wall/fence enclosure, shed and summer house both included in the sale.

### **ATTACHED SINGLE GARAGE**

With front up and over access door, plus further internal door to the conservatory.



### **SUMMER HOUSE & SHED**

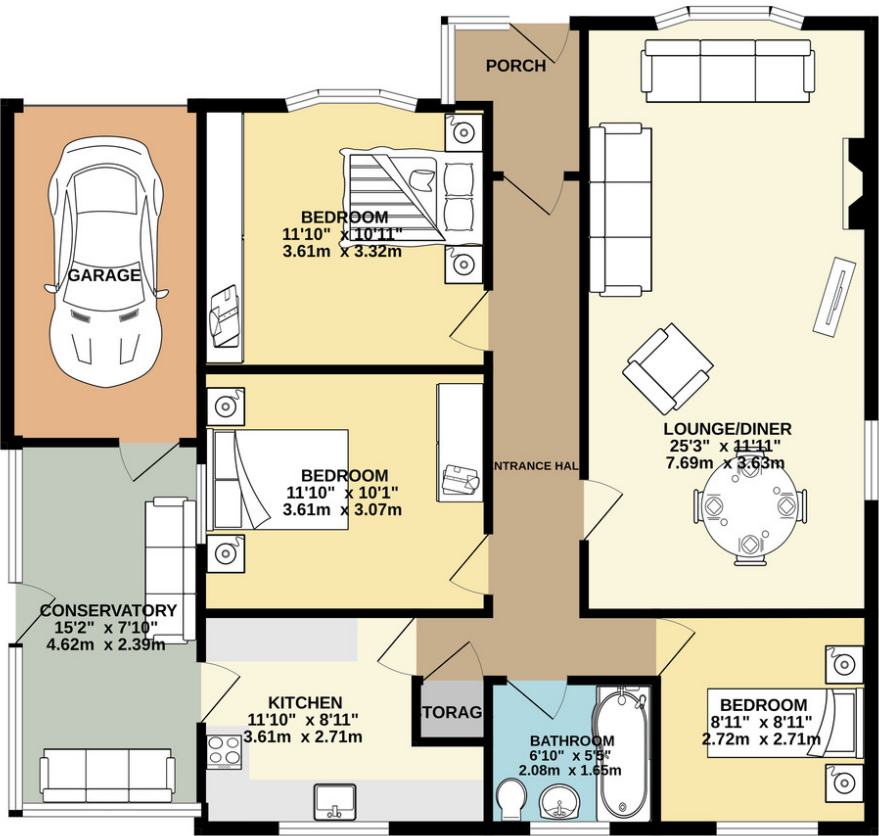
Benefitting from power and lighting.

### **SOLAR PANELS**

The solar panels are owned outright and further details of the Tariff is available on request.



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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	94 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		