





POSITIONED IN A LOVELY SMALL CUL DE SAC, THIS DETACHED THREE BEDROOM HOME IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN OFFERS PLENTY TO ALL PURCHASERS. Pleasantly presented this spacious family home is within easy reach of all local amenities, countryside/canal walks and should be viewed early to avoid disappointment. The property is available with no upward chain and briefly comprises of entrance hallway, living/dining room, conservatory, kitchen, stairs to the first floor landing, three fantastic bedrooms, bathroom, front/rear gardens, driveway and detached single garage. VIEW TODAY.

ENTRANCE HALL

6' 11" x 11' 2" (2.11m x 3.41m) This delightful house is accessed via the front facing double glazed frosted door to the hallway, front facing double glazed window, radiator, coving, stairs to the first floor landing, telephone point and storage cupboard beneath the stairs.

LIVING/DINING ROOM

21' 7" x 10' 9" (6.60m x 3.28m min & 3.96m max) Open plan L-shaped living/dining space with rear facing double glazed sliding doors to the conservatory, front facing double glazed bay window, radiator, dado rail, coving to the ceiling, television point, coal effect gas fire and a feature decorative surround.

CONSERVATORY

Lovely additional sitting space overlooking the rear garden via the rear/side facing double glazed windows, rear facing double glazed French doors to the garden, tiled flooring and ceiling fan.

KITCHEN

9' 1" x 16' 5" (2.79m x 5.02m) Nicely presented kitchen with a range of fitted cabinets at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a freestanding cooker with gas hob, extractor hood above, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, plumbing for a dishwasher, tiled flooring, radiator, wall mounted boiler unit, storage cupboard, rear facing double glazed window, side facing double glazed window and side facing double glazed door.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

6' 11" x 9' 2" (2.11m x 2.80m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point and storage cupboard.

BEDROOM

13' 1" x 10' 9" (4.00m x 3.30m) Lovely double bedroom with fitted sliding wardrobes, radiator and front facing double glazed window.







BEDROOM

10' 7" x 10' 7" (3.24m x 3.25m) Further spacious bedroom at the rear of the house with rear facing double glazed window, radiator and coving.

BEDROOM

6' 11" x 6' 4" (2.11m x 1.95m) Single bedroom with front facing double glazed window, radiator and dado rail.

BATHROOM

9' 3" x 5' 9" (2.84m x 1.77m) Comprising of a three piece suite with bath, shower screen mounted above, electric shower unit, wash hand basin within a vanity unit, low flush wc, heated towel radiator, tiled walls and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Small lawned front garden, shrub beds, double gates lead to the paved driveway providing off street parking.

GARAGE

Single garage with up and over door.

REAR GARDEN

Lawned central area, paved patio, open access to the driveway, shrub beds and a mature tree.



