





**LOVELY CUL DE SAC POSITION IN EDENTHORPE AND FANTASTIC TWO BEDROOM BUNGALOW THAT IS NOW AVAILABLE WITH NO UPWARD CHAIN.** The property is spacious throughout and within easy reach of the local supermarket and transport links. Although in need of some updating, this bungalow is sure to be popular with purchasers due to the sought after location. It briefly comprises of entrance hallway, living room, kitchen, inner hall, two lovely double bedrooms, bathroom, front/rear gardens, driveway and a garage. **CALL NOW TO VIEW.**



#### **ENTRANCE HALL**

5' 9" x 4' 2" (1.77m x 1.28m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, storage cupboard, tiled flooring, front facing double glazed frosted window, coving to the ceiling, with doors to the kitchen and the lounge.

## LIVING ROOM

11' 10" x 16' 3" (3.62m x 4.96m) Bright reception room at the front of the bungalow with front facing double glazed bay window, radiator, dado rail, coving, electric feature fireplace with decorative surround and a door to the inner hall.

## KITCHEN

7' 3" x 10' 11" (2.22m x 3.34m) The kitchen benefits from a range of fitted cabinets at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a cooker/hob, space for a fridge/freezer, plumbing for a washing machine, partially tiled walls, tiled flooring, side facing double glazed window and side facing double glazed door to the driveway.

## INNER HALL

3' 8" x 6' 2" (1.14m x 1.89m) Providing access to all bedrooms/bathroom, storage cupboard, coving and loft access point.

## BEDROOM

9' 1" x 12' 6" (2.77m x 3.82m) Spacious double bedroom with fitted wardrobes, rear facing double glazed sliding doors to the garden, radiator, dado rail and coving.

## BEDROOM

10' 2" x 8' 8" (3.12m x 2.66m) Further spacious bedroom with rear facing double glazed window, radiator and coving to the ceiling.







### **BATHROOM**

5' 4" x 6' 0" (1.65m x 1.84m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, electric shower unit, heated towel radiator, tiled flooring, tiled walls and side facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Open access to paved driveway providing off street parking, lawned front with partial fence enclosure, open access to the driveway to the side leading to the garage and rear garden.



### **GARAGE**

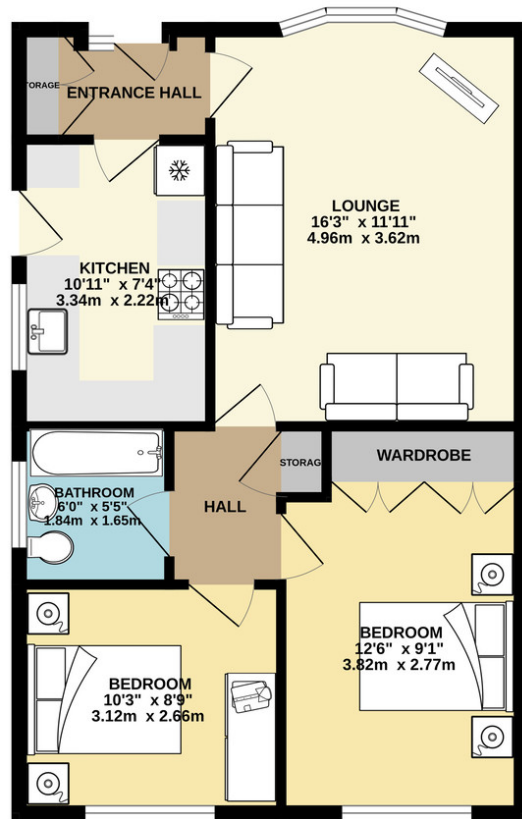
Single garage with electric roller door to the front and further side access door to the garden.

### **REAR GARDEN**

Fence enclosed rear garden with central lawn, paved path, paved patio, raised rockery and flower beds.



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MJK Estate Agents, Brig-Y-Don, Ground Floor Office, Top Road, Barnby Dun, Doncaster, South Yorkshire, DN3 1DB

[www.matthewjameskirk.co.uk](http://www.matthewjameskirk.co.uk)  
[info@matthewjameskirk.co.uk](mailto:info@matthewjameskirk.co.uk)  
 01302 898926

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