







**CONTEMPORARY STYLED THREE BEDROOM DETACHED THAT HAS BEEN RECENTLY RENOVATED TO PROVIDE A STUNNING MOVE IN READY HOME. Positioned on Marlowe Road in the sought after village of Barnby Dun, you will definitely not be disappointed when you view this beautiful home. Only via an internal inspection will you fully appreciate the stylish finish inside and out. The property is a short walk to the local primary school and a stones throw from the local shops. The accommodation briefly comprises of entrance hallway, L-shaped living/dining area, fabulous kitchen, stairs to the first floor landing, three generous bedrooms perfect for a family, stunning bathroom with three piece suite, front/rear gardens, garage with electric door and off street parking on the driveway. GREAT BUY IN DN3.**





### ENTRANCE HALL

4' 1" x 6' 4" (1.27m x 1.94m) This superb family home is accessed via the front facing frosted double glazed composite door, front facing double frosted window, radiator, tiled flooring, door to the reception room and stairs to the first floor landing.

### LIVING AREA/DINING AREA

14' 2" x 24' 10" (4.34m max & 2.60m min x 7.59m) L-shaped living and dining space that offers a bright entertaining space with rear facing double glazed sliding doors the garden, front facing double glazed window, two radiators, spotlights and tiled flooring throughout.

### KITCHEN

8' 4" x 10' 4" (2.55m x 3.16m) Immaculately presented kitchen with a stylish finish, including kitchen cabinetry at both eye and base level, beautiful work surfaces incorporating a single bowl sink, four ring electric hob with extractor fan above, single electric oven, space for a fridge/freezer, space for a washing machine, partially tiled splash backs, spotlights, tiled flooring, storage cupboard beneath the stairs, control for the electric garage door, side facing frosted double glazed door to the driveway and a rear facing double glazed window overlooking the garden.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 0" x 8' 6" (1.84m x 2.60m) Providing access to the bedrooms/bathroom, landing storage cupboard, radiator and side facing double glazed window.



### BEDROOM

10' 0" x 13' 2" (3.06m x 4.03m) Beautiful spacious bedroom with front facing double glazed window, radiator and spotlights.

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8' 5" x 11' 3" (2.59m x 3.44m) Further double bedroom with views over the rear garden via the rear facing double glazed window, radiator and spotlights.











### BEDROOM

6' 10" x 9' 10" (2.10m x 3.02m) Once again a spacious single bedroom with front facing double glazed window, radiator, spotlights, single bed base built above the bulk head with storage cupboards beneath.

### BATHROOM

8' 4" x 5' 3" (2.56m x 1.62m) Beautifully finished bathroom with corner bath, low flush WC, wash hand basin, heated towel radiator, tiled flooring, partially tiled walls, spotlights, extractor fan and two rear/side facing double glazed frosted windows.



### FRONT GARDEN & DRIVEWAY

Open access to the driveway at the side of the house providing off street parking and a wall enclosed front garden with central lawn.

### GARAGE

Benefits from an electric garage door and power points.

### REAR GARDEN

Generous garden that is mainly laid to lawn with fence enclosure and open access to the driveway.



### NOTES

**Freehold Property**

**Council Tax Band: C**

**Heating System: Gas Fired Combination Boiler**

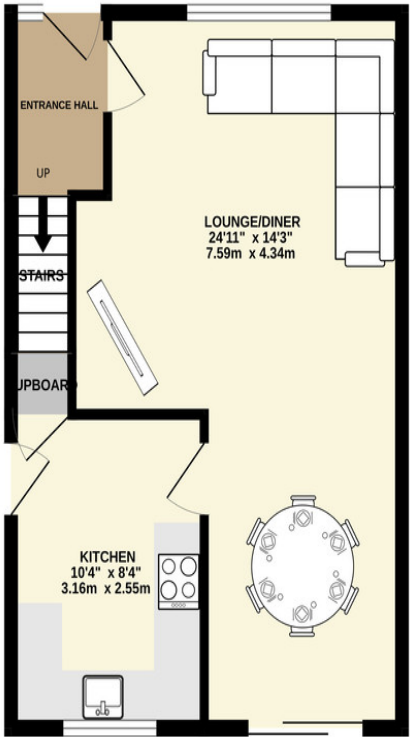
**Age Of Boiler: 2024 Installation**

**Electrical Wiring Check: 2024**

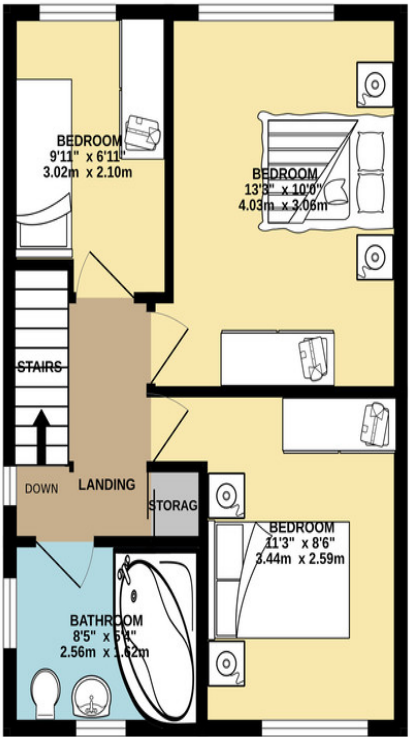
**Windows & Doors: All New In 2024**

**Other Alterations Include: Extra Wall Insulation Added Prior To External House Rendering.**

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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 is made in this regard.