





POSITIONED IN THE CORNER OF A QUIET CUL DE SAC AND OCCUPYING A CORNER PLOT IN BARNBY DUN. This superb property has been beautifully presented throughout and should be seen internally to fully appreciate the standard of accommodation available. Deceptively spacious and in a sought after village with plenty of amenities, great access to the M18 and rail link in nearby Kirk Sandall. A delightful home that briefly comprises of side entrance porch, entrance hallway, living room, breakfast kitchen, two bedrooms, bathroom with three piece suite, front garden, driveway, garage, large corner rear garden and SHOULD BE VIEWED PROMPTLY TO AVOID DISAPPOINTMENT.



ENTRANCE PORCH

5' 8" x 11' 3" (1.73m x 3.44m) The property is accessed via the front facing double glazed frosted door to the entrance porch, four side facing double glazed windows, one front facing double glazed window, two rear facing double glazed

windows, partially tiled walls and access to the entrance hallway.

HALLWAY

11' 8" x 3' 1" (3.56m x 0.96m) Providing access to all accommodation, radiator, coving to the ceiling, storage cupboard, loft access point with drop down ladder. Note that the loft space benefits from a power supply and lighting.

LIVING ROOM

11' 1" x 16' 8" (3.39m x 5.10m) Fabulous bright reception space with central pebble effect electric feature fireplace, front facing double glazed bow window, radiator, coving, television aerial point and a telephone point.

KITCHEN/BREAKFAST ROOM

8' 6" x 10' 1" (2.61m x 3.08m) Stunning breakfast kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, partially tiled splash backs, fridge/freezer, washing machine, four ring gas hob with extractor fan above, double electric oven, under lighters, coving, radiator and a front facing double glazed window.

BEDROOM

11' 1" x 11' 3" (3.39m x 3.45m) Spacious double bedroom with rear facing double glazed window enjoying views over the lovely rear garden, radiator, coving, mirrored fronted sliding fitted wardrobe and further fitted sliding wardrobe.

BEDROOM

8' 7" x 14' 10" (2.64m x 4.54m) Spacious second bedroom with rear facing double glazed window, radiator and coving to the ceiling.



BATHROOM

5' 4" x 6' 0" (1.64m x 1.84m) Beautiful bathroom with white three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, P-shaped bath with shower screen mounted above, electric shower unit, heated towel radiator, tiled walls, spotlights, extractor fan and side facing double glazed frosted window.







FRONT GARDEN/DRIVEWAY

With wall enclosure to two sides, open access to the driveway from the front providing off street parking for two cars, small gravelled area, raised shrub/flower bed and side access to the rear garden via a gate.

GARAGE

Single garage with front door from the driveway, further side facing double glazed door to the rear garden, benefitting from power and lighting.

REAR GARDEN

Delightful large corner garden with generous central lawn, paved surrounding path, raised border beds with mature shrubs, fruit trees, bushes and flowers. Side gravelled area near the garage and corner garden seat is included within the sale price.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

CENTRAL HEATING SYSTEM: GAS FIRED

COMBINATION BOILER

LAST SERVICE: 2023 AND DUE SEPT 2024

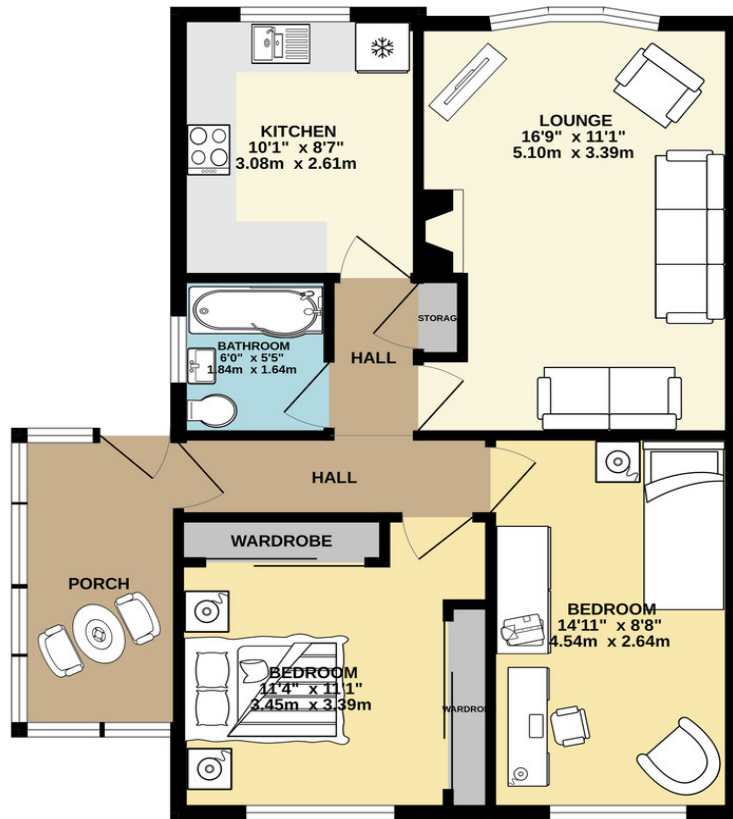
BOILER INSTALL: RECENT INSTALLATION AND

STILL UNDER GUARANTEE - REQUEST DETAILS

FROM VENDOR



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		