







**TUCKED AWAY IN A SMALL CUL DE SAC WITH A CORNER POSITION, THIS THREE BEDROOM DETACHED BUNGALOW WILL IMPRESS PURCHASERS WITH THE AVAILABLE SPACE AND LOVELY GARDEN. Located in the sought after village of Barnby Dun, just a short distance to local amenities, railway link within two miles and M18 easily accessible, you will not want to miss this one. Pleasantly presented throughout the bungalow briefly comprises of entrance hallway, L-shaped living/dining room, breakfast kitchen, three lovely bedrooms, bathroom with separate shower, curved driveway providing plenty of off street parking in front of the attached garage, front and rear gardens. AVAILABLE WITH NO UPWARD CHAIN.**





### ENTRANCE HALL

11' 11" x 6' 9" (3.65m x 2.08m) The property is accessed via the side facing double glazed door to the entrance hallway providing access to all accommodation, radiator, two storage cupboards and a loft access point.

### WC

8' 4" x 2' 10" (2.56m x 0.87m) Benefitting from a low flush WC, wash hand basin and partially tiled walls.

### LOUNGE/DINER

30' 0" x 12' 0" (9.16m max x 3.66m max) L-shaped room providing excellent reception space overlooking the garden via the rear facing double glazed window, rear facing double glazed sliding doors to the patio, radiator, coving to the ceiling, coal effect gas fire with a decorative feature surround, please note the gas fire is currently capped off, door to the kitchen and a television point.

### KITCHEN/BREAKFAST ROOM

13' 5" x 10' 3" (4.09m max x 3.14m) Spacious 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, four ring electric hob, extractor fan above, double electric oven, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, side facing double glazed window and side facing double glazed frosted door.

### INNER HALL

3' 0" x 10' 7" (0.92m x 3.23m) Providing access to the bedrooms/bathroom.

### BEDROOM

12' 0" x 11' 6" (3.67m x 3.53m) Lovely double bedroom with front facing double glazed window, radiator and sliding wardrobes.

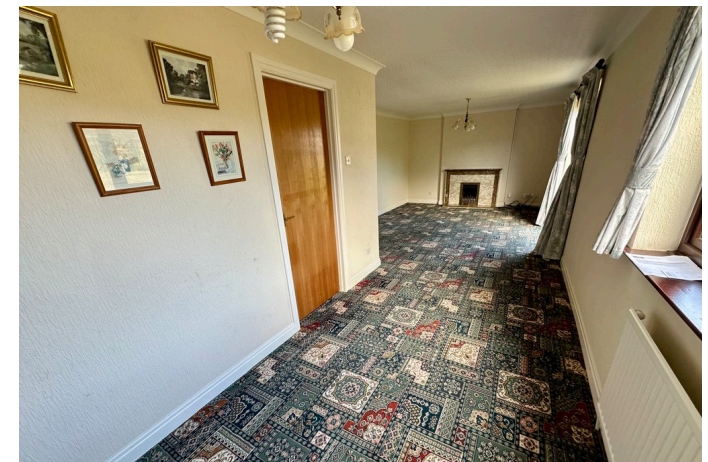


### BEDROOM

11' 11" x 10' 7" (3.65m x 3.23m max) L-shaped bedroom with front facing double glazed window, radiator and fitted wardrobes with sliding doors.

### BEDROOM

8' 7" x 8' 0" (2.62m x 2.45m) Smallest of the three bedroom is positioned at the side of the bungalow with side facing double glazed window and a radiator.











### BATHROOM

11' 11" x 9' 3" (3.65m max x 2.83m max) Great spacious bathroom with bath, low flush WC, bidet, wash hand basin within a vanity unit, separate shower cubicle, radiator, partially tiled splash backs and side facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Curved paved driveway leading to the attached garage, providing off street parking, small lawned front garden and a paved path with further side access via a gate to both sides.



### GARAGE

Attached garage with up and over front door, further rear access door to the garden, power points and lighting.

### REAR GARDEN

Fence enclosed rear garden with mature flowers, bushes, paved patio and rear gravelled area.

### NOTES:

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**COUNCIL TAX COST: £2,019.36 ANNUALLY**

**HEATING SYSTEM: GAS FIRED COMBINATION  
BOILER**

**BOILER INSTALLATION: 9/4/2013**

**LAST BOILER SERVICE: 09/2024**

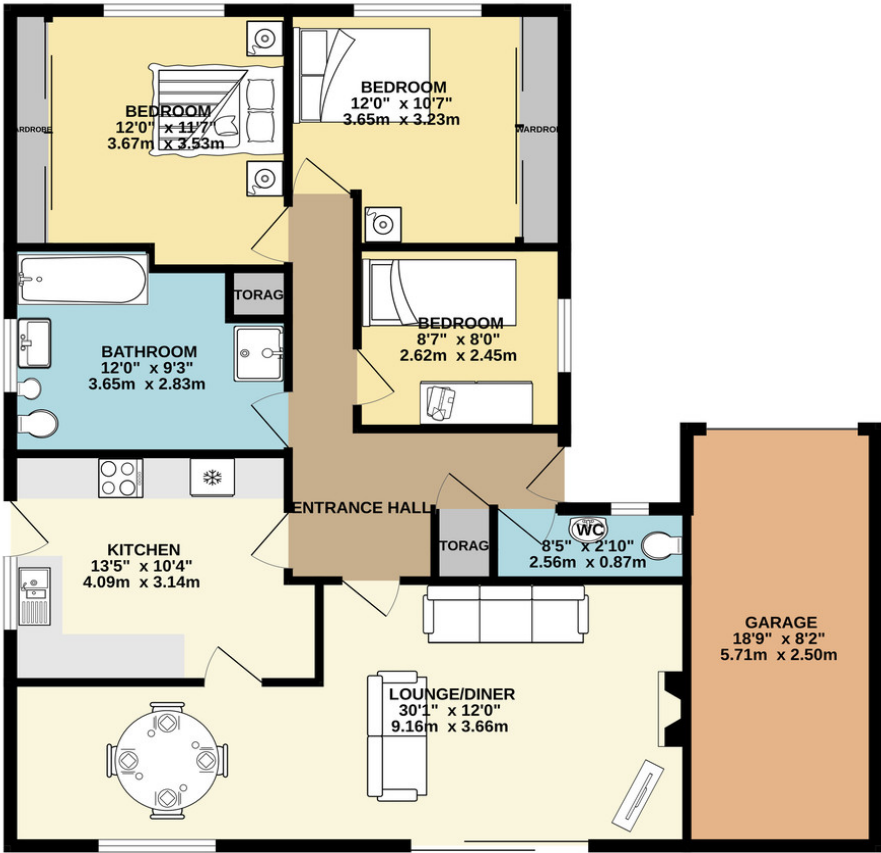
**ELECTRICS CHECKED: 09/2024**

**CCTV SYSTEM AND ALARM SYSTEM INCLUDED**





GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-10	G		