





FANTASTIC DETACHED BUNGALOW WITH FIELD VIEWS TO THE REAR, LARGE CORNER PLOT GARDEN AND THREE BEDROOMS. Positioned on a sought after road in Barnby Dun, you will not want to miss this rare opportunity to purchase a lovely home within fabulous gardens and providing excellent living accommodation throughout. Pleasantly presented this move in ready home is within easy reach of all the villages local amenities and should be viewed early to avoid disappointment. The bungalow briefly comprises of entrance porch, entrance hallway, open plan L-shaped lounge/dining area, conservatory, kitchen, utility room, three spacious bedrooms, separate WC, shower room, driveway, carport, attached garage, beautiful gardens to three sides and sheds included.

AVAILABLE WITH NO CHAIN.

PORCH

3' 9" x 4' 11" (1.16m x 1.50m) This lovely detached home is accessed via the side facing double glazed door to the inner porch and benefits further side facing double glazed window.

ENTRANCE HALL

8' 10" x 4' 11" (2.71m x 1.50m) Side facing single glazed frosted door leads to the entrance hallway, side facing single glazed frosted window, radiator, coving to the ceiling, three storage cupboards, telephone point, loft access point and drop down ladder.

LOUNGE AREA

18' 2" x 12' 2" (5.55m x 3.71m) The lounge and dining area are open plan in an L-shape providing excellent entertainment space for the family with rear facing double glazed window, rear facing double glazed sliding doors to the conservatory, open access to the dining area, coal effect feature gas fire with decorative surround, coving and a radiator.

DINING AREA

8' 3" x 6' 10" (2.54m x 2.09m) With open access to the conservatory and lounge, plus a serving hatch from the kitchen.

CONSERVATORY

16' 6" x 9' 7" (5.03m x 2.94m) Fantastic extra reception space that offers views over the garden via the side/rear facing double glazed windows, radiator and rear facing double glazed French doors to the rear garden.

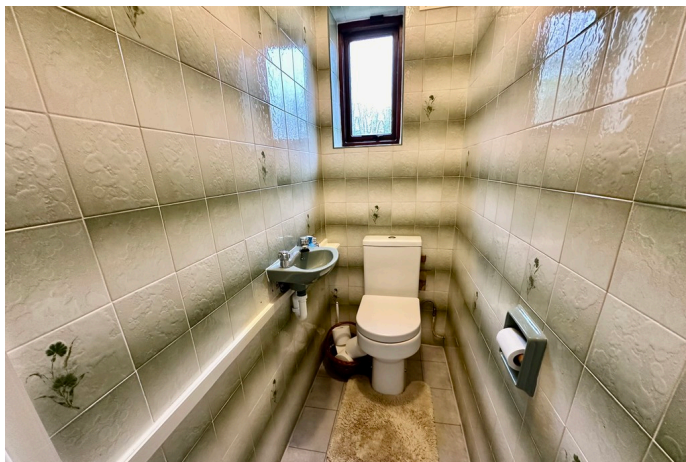


KITCHEN

11' 1" x 10' 1" (3.39m x 3.08m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, double electric oven, integrated fridge/freezer, plumbing for a washing machine, side facing double glazed window, side facing double glazed stable door, storage cupboard, partially tiled walls, radiator and serving hatch.







UTILITY SPACE

6' 7" x 10' 8" (2.03m x 3.27m) Great additional storage/utility space with side, front and rear facing double glazed windows, plus side facing double glazed door to the garden.

BEDROOM

12' 2" x 10' 11" (3.71m x 3.34m) Lovely double bedroom with front facing double glazed bow window, radiator, coving to the ceiling, fitted wardrobes and dressing area.

BEDROOM

11' 2" x 10' 11" (3.42m x 3.34m) Further spacious double bedroom with front facing double glazed bow window, radiator and coving.

BEDROOM

8' 10" x 8' 11" (2.70m x 2.74m) Third bedroom has a side facing double glazed window, coving to the ceiling and a radiator.

WC

5' 6" x 2' 10" (1.69m x 0.87m) Benefitting from a low flush WC, wash hand basin, tiled walls and side facing double glazed frosted window.

SHOWER ROOM

9' 0" x 5' 6" (2.75m x 1.68m) Immaculately presented shower room comprising of a corner shower with dual shower head, wash hand basin within a vanity unit, tiled walls, extractor fan, heated towel radiator and side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Double gates provide access to the paved driveway providing off street parking on the driveway/beneath the carport, side access via a gate to the rear garden, fence/wall/hedge enclosed, central lawn with mature shrubs and bushes.

CAR PORT

Attached to the side of the bungalow above the driveway.

GARAGE

Single garage which has been partially converted at the rear for storage/office space. Also benefits from power points, front door to the driveway and side door to the rear garden.

SIDE & REAR GARDEN

Fabulous large rear garden to the rear/side with field views to the rear, paved patio, pond, central lawn, mature shrubs, bushes and trees. Sheds and greenhouse are included.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

EPC RATING: D

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2020

ELECTRICAL WIRING CHECK: NOT AVAILABLE

PLEASE NOTE: ONGOING PLANNING

APPLICATION NEARBY FOR FURTHER HOUSING



GROUND FLOOR
1314 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		