







**POSITIONED IN A LOVELY CUL DE SAC ON THE EDGE OF BARNBY DUN, THIS THREE BEDROOM SEMI-DETACHED BUNGALOW HAS PLENTY TO OFFER. Located just a short walk from the local shops, public transport links and canal/countryside walks. You will not be disappointed when you view this property which is now available for sale with no upward chain. The bungalow briefly comprises of entrance hallway, living room, kitchen, lean to utility room, inner hallway, three spacious bedrooms, shower room, front/rear gardens, off street parking on the driveway and a detached single garage. SOUGHT AFTER LOCATION IN DN3.**





### ENTRANCE HALL

11' 8" x 3' 8" (3.56m x 1.12m) This lovely bungalow is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, loft access point and drop down ladder.

### LIVING ROOM

10' 2" x 17' 10" (3.12m x 5.44m) Fantastic bright reception room which is L-shaped with a feature coal effect gas fire (disconnected currently), decorative fire surround, telephone point, television point, coving to the ceiling, radiator, front facing double glazed window and two wall lights.

### KITCHEN

7' 10" x 11' 3" (2.39m x 3.45m) The kitchen benefits from a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for a freestanding cooker, extractor hood above, space for a fridge/freezer, tiled flooring, radiator, coving, rear facing single glazed window and rear facing single glazed frosted door to the lean to.

### LEAN TO UTILITY SPACE

8' 8" x 7' 5" (2.65m x 2.27m) Useful space with further work surface, plumbing for a washing machine, two rear facing double glazed windows, side facing double glazed window, side facing double glazed door to the garden, extractor fan and tiled flooring.

### INNER HALL

2' 7" x 6' 10" (0.81m x 2.10m) Providing access to the bedrooms and benefits from a storage cupboard.



### BEDROOM

11' 3" x 11' 4" (3.44m x 3.47m) Fabulous double bedroom with front facing double glazed window, fitted sliding wardrobes, ceiling fan and a radiator.

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9' 6" x 11' 4" (2.92m x 3.47m) Further double bedroom with fitted wardrobes, rear facing double glazed window, radiator and ceiling fan with light.











### BEDROOM

8' 0" x 6' 10" (2.46m x 2.10m) Single bedroom with side facing double glazed window and a radiator.

### SHOWER ROOM

5' 2" x 8' 1" (1.60m x 2.48m) Beautifully presented shower room with corner shower cubicle, dual shower head, low flush WC, wash hand basin within a vanity unit, tiled walls, heated towel radiator and rear facing double glazed frosted window.



### FRONT GARDEN & DRIVEWAY

Double gates lead to block paved area for off street parking leading to the garage at the rear, small front garden with mixed shrubs/bushes, wall/fence enclosure and side access gate to the rear garden.

### GARAGE

Single garage benefits from front up and over door, further side door to the garden, side facing double glazed window, power points and lighting.

### REAR GARDEN

Paved area with raised planter, small lawn and a fence enclosure.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

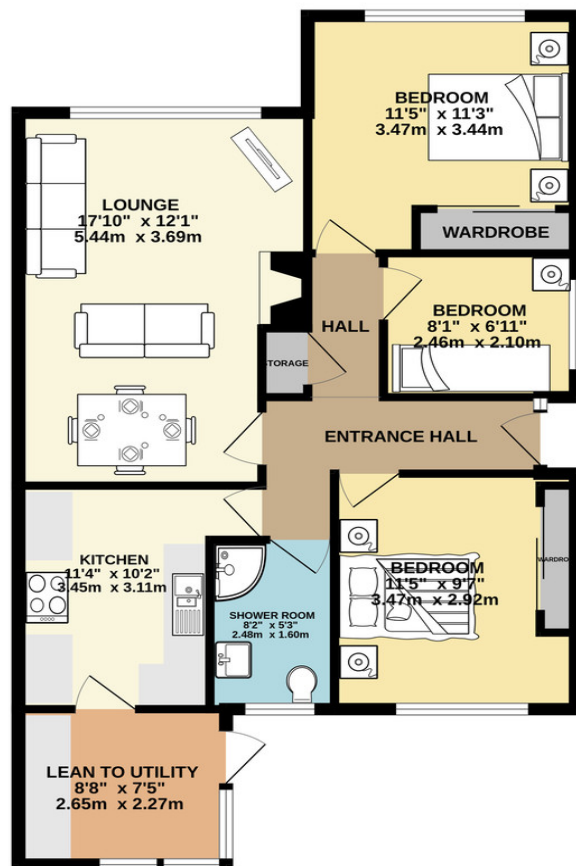
**CENTRAL HEATING SYSTEM: GAS FIRED BOILER**

**INSTALLATION DATE: 26TH OCTOBER 2023**

**LAST SERVICE: APRIL 2024**

**SERVICES: MAINS**

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.

