





WHAT A FABULOUS LOCATION ON A QUIET PRIVATE ROAD OVERLOOKING FIELDS TO THE REAR, THIS THREE BEDROOM BUNGALOW IS A GREAT BUY. Positioned in a quiet area within Stainforth this property boasts deceptively spacious accommodation and should be viewed to be fully appreciated. Available for sale now this delightful home is pleasantly presented and briefly comprises of entrance hallway, lounge with media wall, conservatory, kitchen/diner, three lovely bedrooms, bathroom, front garden, driveway, attached garage, rear/side gardens and CALL NOW TO SEE THIS FANTASTIC PROPERTY.



ENTRANCE HALL

8' 2" x 12' 5" (2.51m x 3.80m) This delightful bungalow is accessed via the front facing double glazed frosted door to the entrance hallway, coving to the ceiling, radiator, alarm system and provides access to all other accommodation.

LOUNGE

16' 7" x 11' 10" (5.06m x 3.62m) Fantastic reception room with views over the fields to the rear via the rear facing double glazed French doors to the conservatory, beautiful fitted media wall with feature alcoves, lighting, low level electric feature fire, storage shelves, radiator and laminate flooring.

CONSERVATORY

7' 11" x 13' 5" (2.42m x 4.09m) Offering excellent field views to the rear from the additional reception space with side/rear facing double glazed windows and rear facing double glazed French doors to the garden.

KITCHEN/DINER

10' 0" x 10' 0" (3.06m x 3.06m) Beautiful kitchen/dining area with open access to the current craft room/bedroom, front facing double glazed window, fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a fridge, space for a freestanding electric cooker/hob, extractor fan mounted above, partially tiled walls, tiled flooring, radiator, coving to the ceiling and further open access to the hallway.

CRAFT ROOM/BEDROOM

6' 6" x 10' 0" (1.99m x 3.07m) Versatile space that is currently utilised as a craft room with fitted storage cupboards, front facing double glazed window, radiator and internal door to the garage.



BEDROOM

11' 10" x 13' 4" (3.62m x 4.08m) Lovely double bedroom with rear facing double glazed window, radiator, coving and wardrobes are included.

BEDROOM

10' 0" x 12' 2" (3.07m x 3.73m) Further spacious double bedroom with front facing double glazed window, radiator and coving.







BATHROOM

7' 0" x 8' 3" (2.15m x 2.52m) The bathroom comprises of a three piece suite including low flush WC, his and hers wash hand basins, bath with shower screen mounted above, shower curtain rail, electric shower unit, heated towel radiator, coving to the ceiling, loft access point, partially tiled walls, coving, extractor fan and a rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the paved driveway providing off street parking for two cars, central lawn with surrounding bushes/shrubs, pebbled area and side access to the rear garden.



GARAGE

Single attached garage with up and over door, also benefits from internal door to the bungalow, wash hand basin, plumbing for a washing machine, space for a tumble dryer, power points and lighting.

SIDE & REAR GARDENS

Side storage shed, small side lawn with shrub/bushes, rear lawned area, raised rockery bed, hedge/fence enclosure, paved patio and open field views to the rear.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

CENTRAL HEATING SYSTEM: GAS FIRED

COMBINATION BOILER

INSTALLATION DATE: 2022

LAST SERVICE: JANUARY 2025

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		