





RARE OPPORTUNITY TO PURCHASE A BEAUTIFUL THREE BEDROOM BUNGALOW ON THE EDGE OF BARNBY DUN WITH DELIGHTFUL FIELD VIEWS. Superb property offering excellent living accommodation and is deceptively spacious throughout. A pleasant quiet location that will impress all purchasers and an early viewing is recommended. The bungalow briefly comprises of entrance hallway, WC, living/dining room, kitchen, three lovely bedrooms, shower room, front garden, driveway, double garage with electric doors, rear garden and **STUNNING VIEWS TO THE REAR.**



ENTRANCE HALL

16' 7" x 4' 0" (5.07m x 1.24m) This lovely home is accessed via the side facing double glazed frosted door to the entrance hallway, door to the WC, radiator, storage cupboard, cloak cupboard with sliding doors, loft access point, coving to the ceiling and further side facing double glazed window.

WC

4' 7" x 2' 10" (1.40m x 0.88m) Benefitting from a low flush WC, wash hand basin, radiator and a side facing double glazed frosted window.

LIVING/DINING ROOM

20' 6" x 19' 10" (6.25m x 6.07m max reducing to 3.35m min) Superb L-shaped reception space ideal for living/dining with coal effect feature gas fire, decorative brick fire surround, television point, two radiators, front facing double glazed window, rear facing double glazed window, coving to the ceiling and serving hatch from the kitchen.

KITCHEN

13' 3" x 8' 6" (4.06m x 2.61m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, electric double oven, partially tiled walls, tiled flooring, radiator, plumbing for a washing machine, space for a fridge, rear facing double glazed window and rear facing double glazed door to the garden.

BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m) Lovely double bedroom with fitted wardrobes, drawers, over bed storage cupboards, radiator and front facing double glazed window.



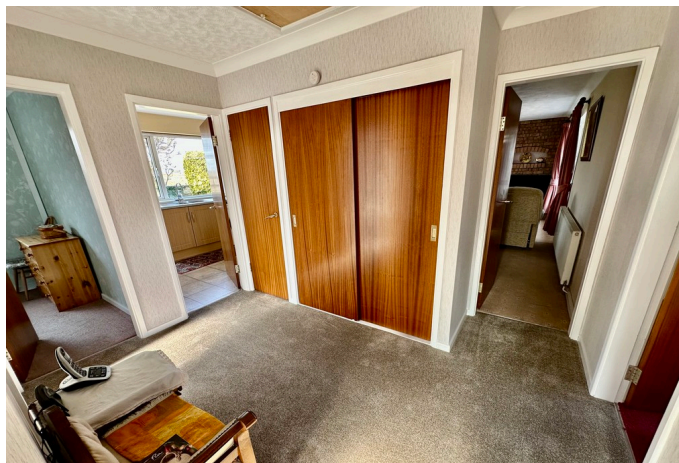
BEDROOM

11' 4" x 11' 5" (3.47m x 3.48m) Further spacious double bedroom with front facing double glazed window, radiator, fitted wardrobes, drawers and over bed storage cupboards.

BEDROOM

10' 10" x 6' 11" (3.32m x 2.13m) Overlooking the rear garden via the rear facing double glazed window and a radiator.







SHOWER ROOM

7' 3" x 4' 10" (2.23m x 1.49m) Beautiful shower room with walk in shower, glass shower divide, electric shower unit, low flush WC, wash hand basin within a vanity unit, heated towel radiator, extractor fan and a side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Partially wall enclosed front garden including a paved area with mature bushes/shrubs, pebbled area with flower beds, open access to the paved driveway providing off street parking leading to the double garage at the side and further side access gate to the rear garden.



DOUBLE GARAGE

Fantastic double garage benefitting from two separate electric garage doors, side facing single glazed window, side facing wood door to the garden, power points and lighting.

REAR GARDEN

Fabulous rear garden with open field views beyond the garden wall, paved patio, wall/fence enclosure, flower/shrub beds and a shed.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

INSTALLATION DATE: 11/01/2018

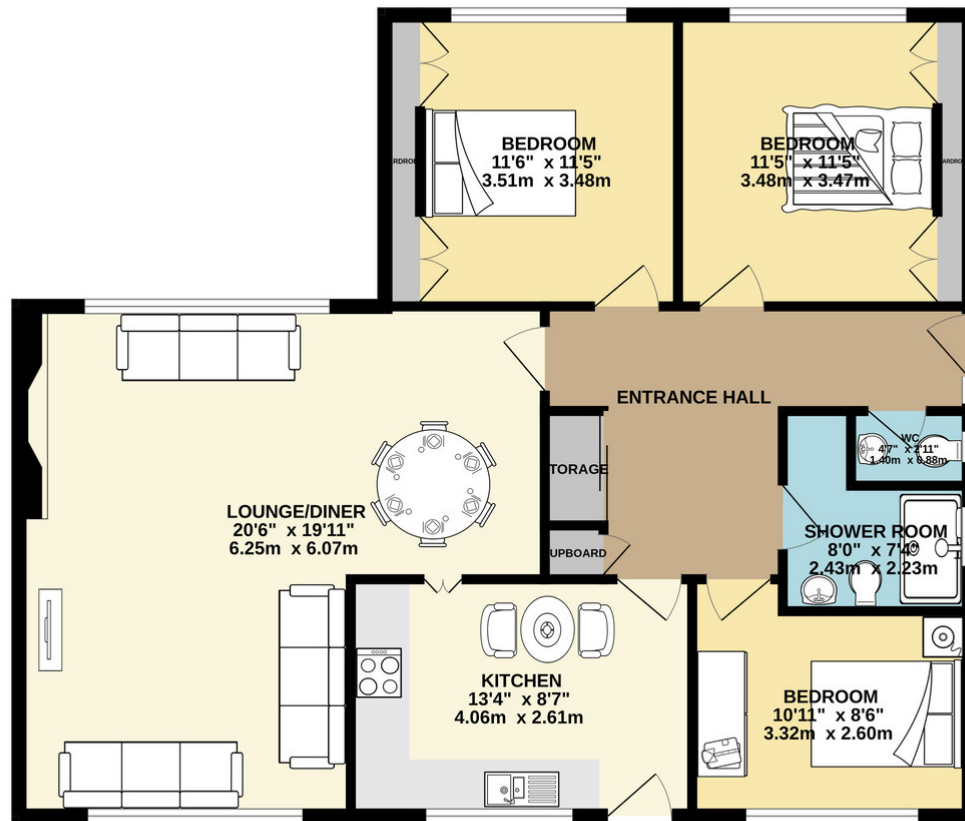
LAST SERVICE: OCTOBER 2024

**ELECTRICS: NOT CHECKED SINCE METER
INSTALLATION IN 2022**

SERVICES: MAINS

**LOFT SPACE: PARTIALLY BOARDED WITH DROP
DOWN LADDER**

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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 is given as to their availability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		