





SUCH A LOVELY THREE BEDROOM FAMILY HOME IN BARNBY DUN OFFERING A PURCHASER SPACIOUS ACCOMMODATION THROUGHOUT. The property is positioned on a fabulous garden plot with beautiful large rear garden and should be viewed quickly to avoid disappointment. Just a short walk to local amenities, primary school and public transport, it definitely ticks plenty of boxes. The property in brief comprises of entrance hallway, living room, kitchen/diner, utility room, stairs to the first floor landing, three bedrooms, bathroom, separate WC, front garden, driveway provides off street parking and fabulous large rear garden. GREAT BUY IN A POPULAR VILLAGE.

ENTRANCE HALL

5' 11" x 12' 7" (1.81m x 3.86m) The property is accessed via the side facing double glazed frosted door to the hallway, side facing double glazed frosted window, dado rail, door to the lounge, door to the kitchen and stairs to the first floor landing.

LOUNGE

11' 0" x 13' 5" (3.36m x 4.11m) Lovely reception room with front facing double glazed window, radiator, coving, coal effect gas fire and a decorative feature surround.

KITCHEN

11' 8" x 5' 11" (3.56m x 1.82m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, partially tiled walls, space for a freestanding cooker with gas hob, door to the utility room, rear facing double glazed window, storage cupboard beneath the stairs and open access to the dining area at the front.

DINING AREA

10' 11" x 10' 10" (3.35m x 3.31m) Front facing double glazed window, radiator, storage cupboard, coving and accessed via the kitchen area.

UTILITY ROOM

8' 5" x 7' 11" (2.57m x 2.42m) Useful utility space with side facing single glazed stable door to the garden, side facing single glazed window, partial wood panelled walls, rolled top work surface, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer.

STAIRS

Leading from the entrance hallway to the first floor landing.



BEDROOM

10' 10" x 9' 8" (3.31m x 2.97m) Fantastic double bedroom with front facing double glazed window and a radiator.

BEDROOM

13' 4" x 8' 8" (4.08m x 2.66m) Further double bedroom with front facing double glazed window, radiator, coving and storage cupboard.







BEDROOM

10' 3" x 8' 3" (3.13m x 2.54m reducing to 1.47m) L-shaped third bedroom with rear facing double glazed window and a radiator.

BATHROOM

4' 4" x 6' 1" (1.33m x 1.87m) Rear facing double glazed frosted window, radiator, wash hand basin, bath with electric shower unit, shower curtain rail, tiled walls, extractor fan, radiator and rear facing double glazed frosted window.

WC

4' 5" x 2' 5" (1.35m x 0.75m) Benefitting from a low flush WC, rear facing double glazed frosted window, partially tiled walls and partial wood panelled walls.

FRONT GARDEN & DRIVEWAY

Small lawned front garden, bushes, paved driveway provides off street parking, fence to the side and front, plus side access gate to the rear garden.

REAR GARDEN

Fabulous large rear garden with paved patio, raised decking, two sheds, upper patio and raised lawn, mature hedge/bushes and side access gate to the front.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED BOILER

INSTALLATION DATE: 2024

LAST SERVICE: NOT REQUIRED YET

SERVICES: MAINS





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		