





DECEPTIVELY SPACIOUS BUNGALOW WITH A LOFT CONVERSION PROVIDING TWO FURTHER BEDROOMS IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN. The location offers plenty of local amenities, local primary school, beautiful canal/countryside walks nearby and an early viewing is recommended. The property has been priced to reflect the need for some updating and modernisation. Pleasantly presented it briefly comprises of entrance hallway, lounge with feature fireplace, kitchen/diner, rear garden room, bedroom with WC, bedroom with fitted wardrobes, shower room, inner hall with stairs to the first floor landing, two first floor bedrooms, front garden, driveway provides off street parking, single garage and rear private garden. **SOLAR PANELS INCLUDED & AVAILABLE WITH NO CHAIN.**

ENTRANCE HALL

4' 1" x 19' 6" (1.27m x 5.96m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, coving and a storage cupboard.

LOUNGE

11' 11" x 15' 10" (3.64m x 4.85m) Beautiful bright reception space with front facing double glazed bow window, radiator, coal effect feature gas fire with decorative surround and coving to the ceiling.

KITCHEN

8' 2" x 11' 3" (2.50m x 3.45m) Lovely kitchen with modern fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for electric cooker/hob, extractor hood above, partially tiled walls, integrated washing machine, laminate flooring, radiator and open access to the extended kitchen dining area overlooking the garden.

DINING AREA

6' 4" x 10' 1" (1.94m x 3.08m) A small extension to the kitchen that makes a great dining space with side facing single glazed door to the garden room, side facing single glazed window, rear facing double glazed window, laminate flooring and a radiator.

GARDEN ROOM

7' 8" x 6' 2" (2.35m x 1.89m) Additional versatile space with rear/side facing double glazed windows, side facing double glazed door and accessed from the kitchen/dining area.

GROUND FLOOR BEDROOM

10' 9" x 11' 4" (3.30m x 3.47m) Lovely double bedroom with fitted wardrobes, dressing area, radiator and door to the WC.



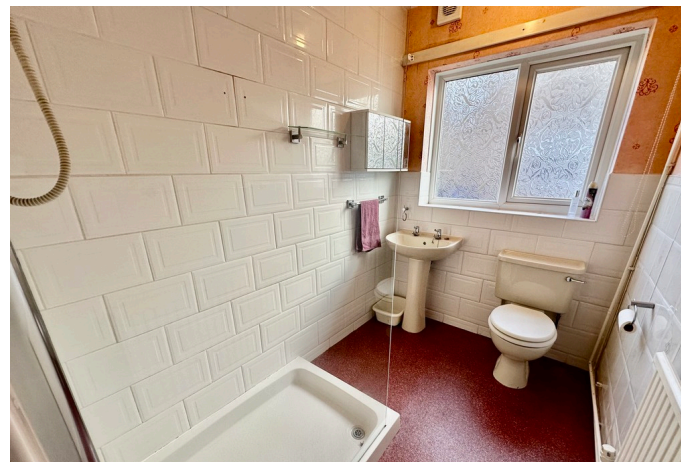
WC

3' 2" x 3' 9" (0.99m x 1.15m) Benefitting from a low flush WC and a wash hand basin.

GROUND FLOOR BEDROOM

10' 5" x 11' 5" (3.19m x 3.48m) Further spacious double bedroom with rear facing double glazed window, radiator, fitted wardrobes and dressing area.







SHOWER ROOM

10' 11" x 4' 5" (3.34m x 1.35m) Nicely presented shower room with walk-in shower cubicle, glass shower screen, electric shower unit, partially tiled walls, radiator, extractor fan, low flush WC, wash hand basin and side facing double glazed frosted window.

INNER HALL & STAIRS

8' 2" x 8' 2" (2.50m x 2.51m) Rear facing window to the garden room and stairs to the first floor landing.

LANDING

3' 2" x 4' 4" (0.97m x 1.34m) Providing access to both first floor bedrooms.

BEDROOM

11' 6" x 10' 7" (3.51m x 3.24m) Rear facing double glazed window, radiator, loft storage access and beams to ceiling.

BEDROOM

9' 6" x 10' 5" (2.91m x 3.20m) Rear facing double glazed window, radiator, loft storage access and beams to ceiling.

FRONT GARDEN/DRIVEWAY

Small lawned front garden, wall to the front, paved driveway provides off street parking and access to the rear garden.

GARAGE

Single garage with up and over door and side facing single glazed window.

REAR GARDEN

Central lawn, shrub beds with bushes, paved patio and a shed.

NOTE

The executors are Dawson & Burgess solicitors and have no personal knowledge of the property, therefore they cannot guarantee or warranty anything property related. The purchaser must make and rely on their own inspection, searches and survey.

FURTHER NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER

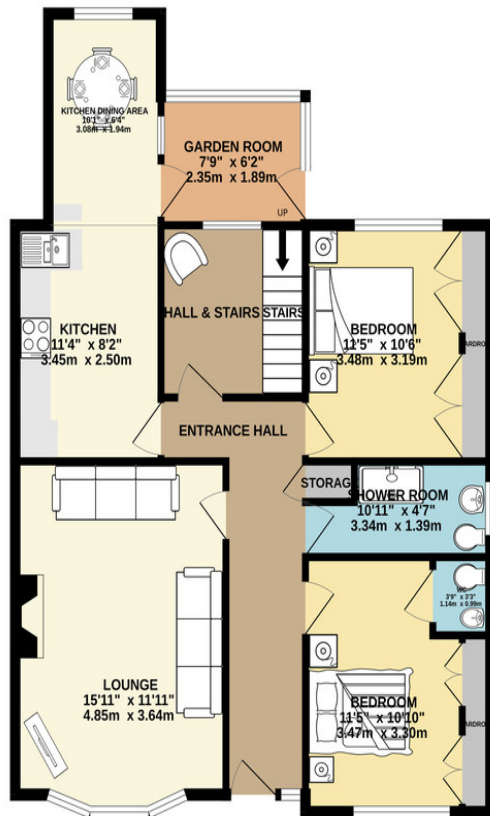
LAST SERVICE: 08/02/2024

SERVICES: MAINS

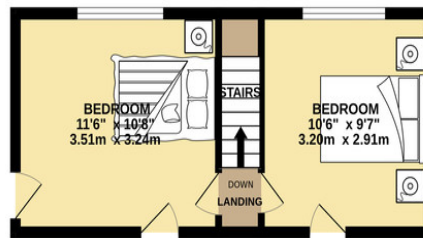
SOLAR PANELS MOUNTED ON THE ROOF ARE INCLUDED



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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 availability or efficiency can be given.

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