





SUPERB THREE BEDROOM DETACHED HOME WITH GARAGE CONVERSION, CONSERVATORY AND GREAT FAMILY LOCATION. This beautiful house is positioned in a pleasant cul de sac within the popular village of Barnby Dun and viewings are highly recommended. The property is now available for sale with no upward chain and briefly comprises of entrance hall, lounge, dining room, craft/reception room, conservatory, kitchen, stairs to the first floor landing, master bedroom with en-suite shower room, two further bedrooms, bathroom with three piece suite, off street parking and corner plot gardens to the front, side and rear. LOVELY HOUSE IN DN3.

ENTRANCE HALL

2' 9" x 3' 0" (0.85m x 0.93m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, laminate flooring and internal door to the lounge.

LOUNGE

10' 6" x 13' 8" (3.21m x 4.19m) Fabulous reception room with front facing double glazed window, radiator, log effect feature electric fire with decorative surround, laminate flooring, internal doors to the hall and dining room.

DINING ROOM

11' 3" x 10' 2" (3.45m x 3.10m) Separate dining space with open access to the stairs, rear facing double glazed sliding doors to the conservatory, radiator, laminate flooring, internal doors to the lounge, craft room and kitchen.

RECEPTION ROOM/CRAFT ROOM

7' 6" x 15' 10" (2.30m x 4.85m) The garage has been converted into further reception space with versatile use, front facing double glazed window, radiator and laminate flooring.

CONSERVATORY

10' 5" x 11' 1" (3.20m x 3.39m) Lovely space overlooking the garden via the side/rear facing double glazed windows, side facing double glazed French doors to the garden, radiator, laminate flooring, ceiling fan and light.

KITCHEN

6' 11" x 10' 0" (2.12m x 3.07m) Beautiful kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, space for a fridge, plumbing for a washing machine, tiled



flooring, radiator, boiler unit, rear facing double glazed window and side facing double glazed frosted window.

STAIRS

Leading from the dining room to the first floor landing.

LANDING

With loft access point and a radiator.







BEDROOM

10' 3" x 12' 6" (3.13m x 3.82m) Fabulous double bedroom with front facing double glazed window, radiator and door to the en-suite shower room.

ENSUITE

10' 3" x 3' 3" (3.13m x 1.00m) Benefitting from a shower cubicle with electric shower unit, partially tiled walls, low flush WC, wash hand basin, heated towel radiator, tiled flooring, extractor fan and side facing double glazed frosted window.

BEDROOM

10' 2" x 8' 2" (3.12m x 2.50m) Further spacious double bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 5" x 8' 3" (2.58m x 2.52m) Third single bedroom which is L-shaped with front facing double glazed window and a radiator.

BATHROOM

8' 5" x 5' 10" (2.57m x 1.79m) L-shaped bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with central taps, electric shower unit above, heated towel radiator, tiled flooring, tiled walls, extractor fan, airing cupboard and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawned garden with bushes, off street parking available on the driveway in front of the house and side access gate to the rear garden.

REAR GARDEN

A lovely corner plot provides side and rear garden with paved patio area, central lawn, wall/fence enclosure, bushes, shrubs and a pebbled border.

NOTES

FREEHOLD PROPERTY

AVAILABLE WITH NO UPWARD CHAIN

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: 23/08/2022

LAST SERVICE: 02/2025

ELECTRICS: INSTALLED 1997

LAST CHECK: 2007

GAS METER LOCATION: EXTERNAL WALL

ELECTRIC METER LOCATION: EXTERNAL WALL

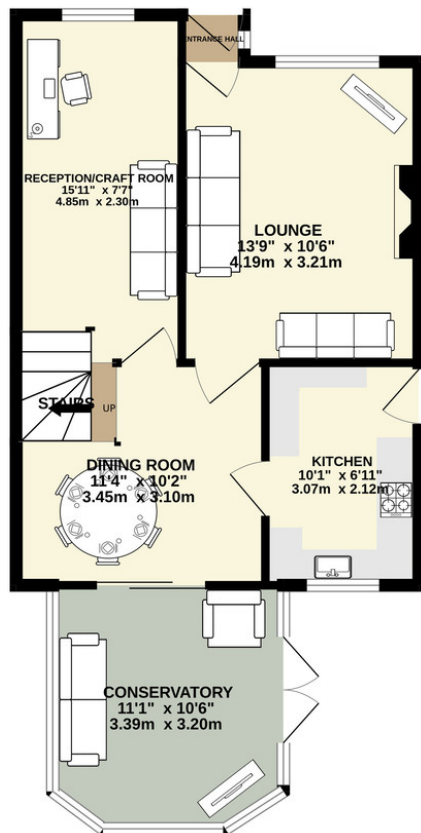
WATER METER LOCATION: DRIVEWAY

ALARM SYSTEM INCLUDED

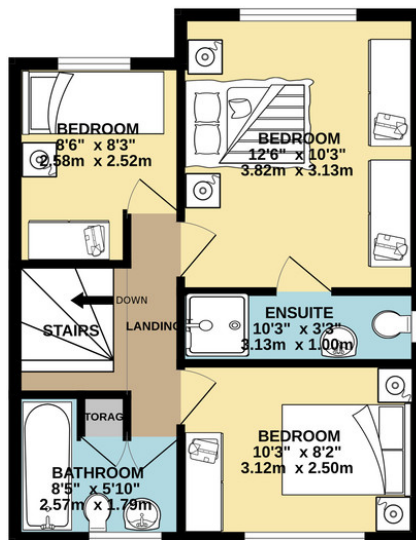
LOFT SPACE: PARTIALLY BOARDED



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 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 as to their availability or efficiency can be given.

