





BEAUTIFUL THREE BEDROOM PROPERTY WITH CONSERVATORY AND TUCKED AWAY IN A QUIET CUL DE SAC WITHIN THE POPULAR VILLAGE OF BARNBY DUN. A pleasant family home that has been extended to the rear and now provides great living accommodation perfect for all family needs. Superbly presented this move in ready home in DN3, is ideally located for easy access to the local amenities, primary school and access to the M18 within 2 miles. The property in brief comprises of entrance porch, entrance hallway, living room, kitchen/diner, conservatory, downstairs WC, side entrance area, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedroom, family bathroom with three piece suite, front garden, off street parking, integral single garage and rear enclosed garden with lawn and patio. FANTASTIC FAMILY HOME.

ENTRANCE PORCH

6' 2" x 2' 2" (1.89m x 0.68m) The property is accessed via the front facing double glazed door to the porch with tiled flooring, further door to the hallway, front and side facing double glazed windows.

ENTRANCE HALL

4' 5" x 4' 5" (1.36m x 1.35m) Front facing double glazed frosted door leads to the hallway, internal door to the living room, stairs to the first floor and a radiator.

LIVING ROOM

11' 2" x 14' 2" (3.40m max x 4.33m) Fabulous reception space with front facing double glazed bow window, open access to the kitchen/diner, radiator, laminate flooring and partial wood panelled feature wall.

KITCHEN/DINER

19' 7" x 8' 11" (5.97m x 2.74m) Superb family kitchen/dining space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, integrated dishwasher, integrated washing machine, integrated fridge, four ring gas hob with extractor hood above, double electric oven, partially tiled splash backs, laminate flooring, rear facing double glazed window, internal door to the side entrance area and rear facing double glazed French doors to the conservatory.

CONSERVATORY

10' 5" x 10' 4" (3.20m x 3.15m) Overlooking the garden a pleasant additional reception space with side/rear facing double glazed windows, side facing double glazed French doors to the patio, radiator and spotlights.



SIDE ENTRANCE HALL

3' 4" x 3' 3" (1.02m x 1.00m) Side facing double glazed frosted door leads to the side entrance area, providing access to the WC, kitchen and integral garage.

WC

3' 4" x 3' 6" (1.03m x 1.07m) Benefitting from a low flush WC, wash hand basin within a vanity unit, radiator and a rear facing double glazed frosted window.







STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 9" x 2' 9" (2.37m x 0.84m) Providing access to all bedrooms/bathroom, loft access point and an airing cupboard.

BEDROOM

11' 6" x 14' 5" (3.51m max x 4.40m max) L-shaped master bedroom with door to the en-suite shower room, built in wardrobes, storage cupboard above the stairs, radiator, central ceiling fan, coving to the ceiling and laminate flooring.

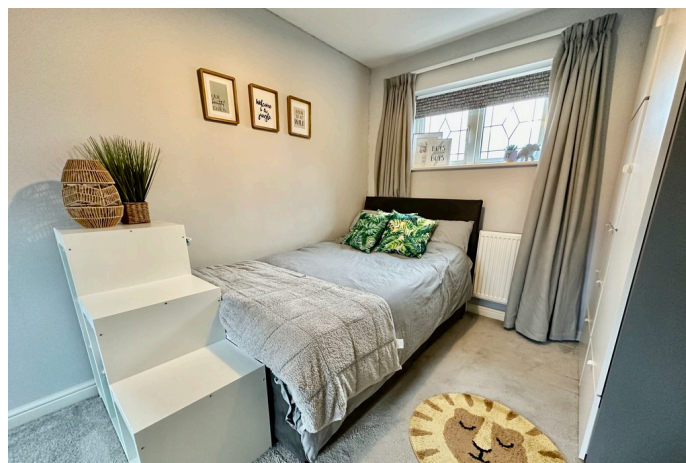


ENSUITE

5' 2" x 5' 5" (1.58m x 1.67m) Lovely shower room with corner shower cubicle with electric shower unit, low flush WC, wash hand basin, tiled walls, extractor fan and front facing double glazed frosted window.

BEDROOM

8' 9" x 17' 7" (2.69m reducing to 2.47m x 5.38m) Further spacious bedroom with front facing double glazed window, rear facing double glazed window and two radiators.



BEDROOM

7' 4" x 9' 1" (2.24m x 2.77m) Third bedroom is positioned at the rear of the house with rear facing double glazed window and a radiator.

BATHROOM

7' 7" x 6' 0" (2.32m x 1.84m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen, shower unit is wall mounted, heated towel radiator, extractor fan, tiled

walls, tiled flooring, spotlights and a rear facing double glazed frosted window.

INTEGRAL SINGLE GARAGE

Front roller door to the single garage, rear internal door leads to the side entrance hall, boiler unit is wall mounted, benefits from power points, lighting, space for a fridge/freezer and space for a tumble dryer.

FRONT GARDEN/DRIVEWAY

Open access to the off street parking in front of the property, block paved path, side lawn area with mature tree and side access via a gate to the rear garden.

REAR GARDEN

Fence enclosed rear garden mainly laid to lawn with paved patio, side storage area and side access to the front via a gate.

SOLAR PANELS

Solar panels are leased, through New Energy Residential Solar Limited (British Gas) in 2013.

Further lease details are available from the vendor on request.

NOTES

COUNCIL TAX BAND: D

FREEHOLD PROPERTY

SOLAR PANELS INCLUDED IN THE SALE

HEATING SYSTEM: GAS FIRED COMBINATION

BOILER - WORCESTER BOSCH

LAST SERVICE: 11/01/26

ALARM SYSTEM INCLUDED

LOFT SPACE: PARTIALLY BOARDED

SERVICES: MAINS

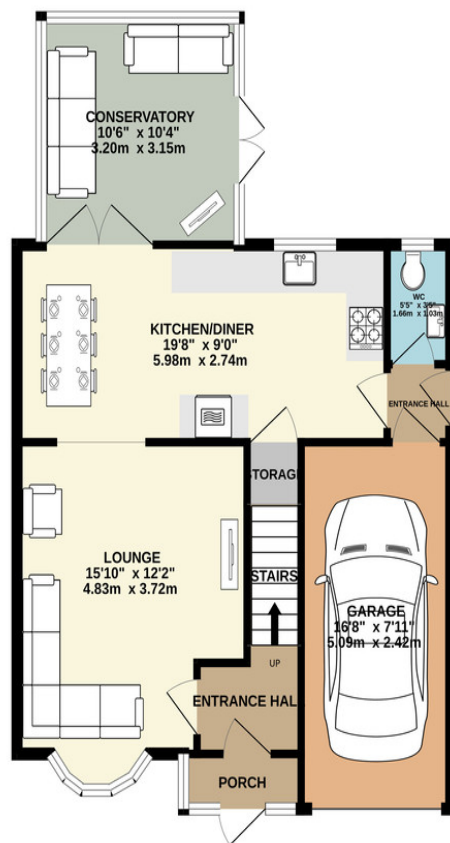
GAS METER LOCATION: SIDE OF HOUSE

ELECTRIC METER LOCATION: SIDE OF HOUSE

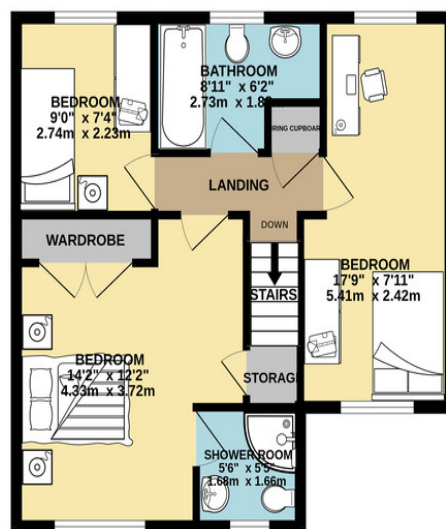
WATER METER LOCATION: FRONT DRIVEWAY

GARDEN FACES: SOUTH

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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.

