





**RARE OPPORTUNITY TO PURCHASE A BEAUTIFUL DETACHED HOME ON A LARGE PLOT WITHIN BARNBY DUN. This fabulous property offers excellent spacious accommodation over two floors. A unique family home that simply must be viewed to be fully appreciated and the sought after village location sells itself, with canal/countryside walks just on the doorstep. In brief it comprises of entrance porch, entrance hallway, lounge, kitchen/diner, ground floor bedroom, bathroom, stairs, first floor landing, two bedrooms, storage cupboard/walk-in wardrobe, front/side/rear gardens, car port, oversize garage with storage room and attached conservatory. VIEWINGS ARE A MUST.**

### ENTRANCE PORCH

5' 1" x 4' 2" (1.56m x 1.28m) The front facing double glazed frosted door leads to the entrance porch with front/side facing double glazed windows and further access door to the hallway.

### HALLWAY

Front facing single glazed door to the porch, front facing single glazed window, stairs to the first floor landing, radiator and alarm system.

### LIVING ROOM

11' 9" x 18' 10" (3.60m x 5.76m) Wonderful bright reception room with front/rear facing double glazed windows, radiator, coving to the ceiling and coal effect gas fire with a feature decorative surround.

### KITCHEN/DINER

11' 9" x 13' 7" (3.60m x 4.16m) Nicely presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob, extractor hood above, electric oven, partially tiled walls, space for a fridge, plumbing for a washing machine, side facing double glazed frosted door to the patio, two side facing double glazed windows, front facing double glazed window, radiator, tiled flooring and partial wood panelling.

### GROUND FLOOR BEDROOM

11' 11" x 8' 5" (3.65m x 2.57m) Overlooking the rear garden via the rear facing double glazed window, radiator, coving and storage cupboard beneath the stairs.

### BATHROOM

8' 7" x 6' 9" (2.63m x 2.08m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath,



tiled flooring, tiled walls, wood panelled ceiling, radiator and a side facing double glazed frosted window.

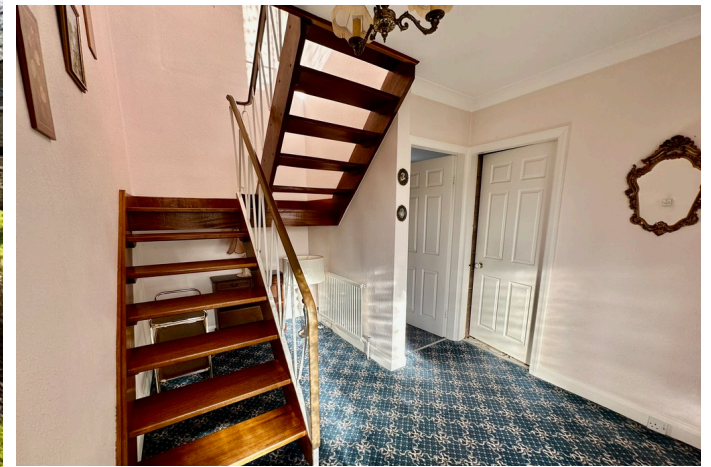
### STAIRS

Leading from the hallway to the first floor landing.

### BEDROOM

11' 10" x 12' 9" (3.61m x 3.91m) Beautiful bedroom with side facing double glazed window, radiator, door to the storage/walk-in wardrobe, fitted storage with wash basin and a loft access point.







### **STORAGE/WALK-IN WARDROBE**

6' 11" x 10' 6" (2.12m x 3.22m) Accessed from the bedroom with storage cupboard, radiator, loft access point and side facing double glazed window.

### **BEDROOM**

11' 10" x 13' 0" (3.63m x 3.98m) Further spacious double bedroom with fitted wardrobes/drawers, radiator and front facing double glazed window.

### **FRONT GARDEN**

Beautiful landscaped garden with large lawned area on a corner plot, surrounding shrub/flower beds, side access to the driveway and small border wall enclosing the garden.

### **REAR GARDEN & DRIVEWAY**

The driveway has double gated access from the side and provides paved off street parking for 2/3 cars. Further small lawed area with shrub beds and access to the garage/car port.

### **CAR PORT & GARAGE**

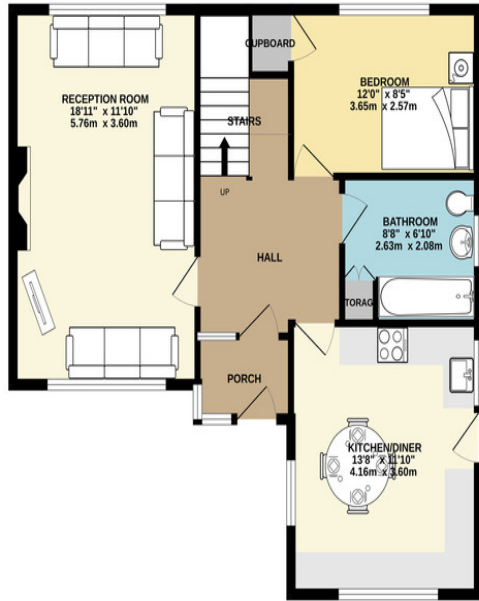
Oversize garage with car port attached, small conservatory also attached to the side of the garage, rear storage building attached to the rear of the garage and the garage benefits from power points and lighting with front/side access doors.

### **SIDE GARDEN & CONSERVATORY**

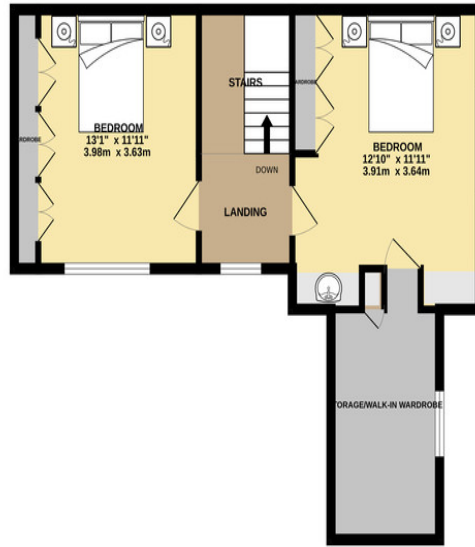
Enclosed paved area with gate access and provides further access to the conservatory attached to the garage measuring 1.41m x 4.13 and benefits from front/side facing double glazed windows, tiled flooring and front facing double glazed door.



GROUND FLOOR



1ST FLOOR



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 operability or efficiency can be given.  
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	59   D	
39-54	E		
21-38	F		