





LOVELY EXTENDED SEMI-DETACHED HOME WITH SPACIOUS ACCOMMODATION THROUGHOUT AND A QUIET CUL DE SAC POSITION. This beautiful family home located in the sought after village of Barnby Dun is sure to attract the attention of buyers with lovely open garden views to the rear and should be viewed promptly. Pleasantly presented the property briefly comprises of entrance hallway, lounge, dining room, kitchen, stairs to the first floor landing, four bedrooms, bathroom, separate shower room, front garden, driveway, integral single garage, rear enclosed garden and **AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

5' 9" x 16' 7" (1.76m x 5.07m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, storage cupboard and stairs to the first floor.

LOUNGE

12' 7" x 13' 3" (3.86m x 4.06m) Lovely reception room with front facing double glazed window, radiator, coal effect gas fire with feature decorative stone/tiled surround, coving and open access to the dining area at the rear.

DINING AREA

9' 10" x 9' 1" (3.00m x 2.78m) Further reception space to the rear with rear facing double glazed sliding doors to the garden, radiator, coving and door to the kitchen.

KITCHEN

16' 10" x 7' 11" (5.15m x 2.43m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, space for a microwave, plumbing for a washing machine, partially tiled splash backs, space for a fridge/freezer, tiled flooring, breakfast bar, side facing double glazed window, rear facing double glazed window and rear facing double glazed door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to all bedrooms/bathroom/shower room, storage cupboard and two loft access points. Please note that one of the loft spaces is boarded and has a window.



BEDROOM

9' 5" x 14' 2" (2.88m x 4.34m) Spacious double bedroom with front facing double glazed window and radiator.

BEDROOM

12' 0" x 8' 5" (3.66m x 2.59m) Further double bedroom with fabulous garden views from the rear facing double glazed window and a radiator.







BEDROOM

7' 10" x 14' 3" (2.41m x 4.36m) Another great sized bedroom with fitted wardrobes, front facing double glazed window, side facing double glazed window and a radiator.

BEDROOM

9' 3" x 8' 7" (2.82m x 2.62m) The smallest of the four bedrooms is still generous in size with front facing double glazed window and a radiator.

BATHROOM

6' 6" x 5' 4" (1.99m x 1.63m) Beautiful bathroom with low flush WC, wash hand basin within a vanity unit, tiled walls, bath, radiator and rear facing double glazed frosted window.

SHOWER ROOM

7' 8" x 5' 4" (2.35m x 1.65m) Stunning shower room with walk in shower, glass divide, tiled walls, tiled flooring, heated towel radiator, low flush WC, wash hand basin and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Paved patio area with surrounding flower beds, mature tree, wall/fence enclosure, double gates lead to the driveway providing off street parking and side access to the rear garden.

INTEGRAL GARAGE

Single garage with up and over door.

REAR GARDEN

Well stocked rear garden with paved patio, paved path, mature bushes, fence enclosure and a shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

LAST SERVICE: 2024

ELECTRICS: NEW CONSUMER UNIT INSTALLED 2010

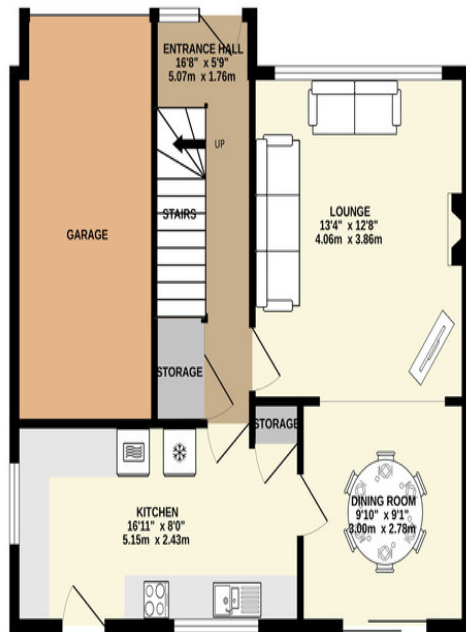
EXTENSION WAS COMPLETED IN 1986

SOLAR PANELS INCLUDED ON 25 YEAR LEASE AGREEMENT - INSTALL 28/07/2011

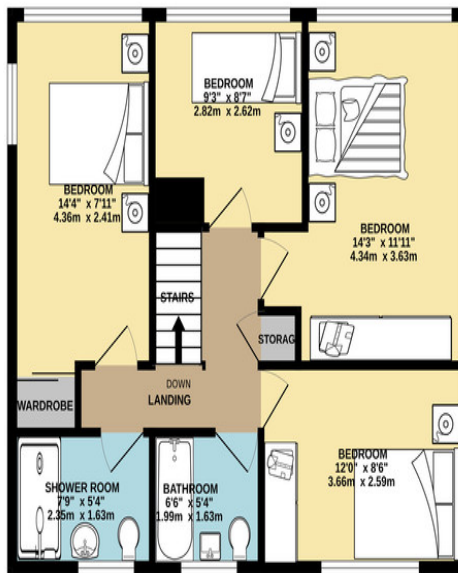
SERVICES: MAINS



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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 operability or efficiency can be given.
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