

horton knights of doncaster

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Windam Drive, Barnby Dun, Doncaster, DN3 1BL
£185,000

Located on the fringe of the village a good sized 3 bedroom semi detached bungalow ,in need of some modernisation, with a lovely outlook over open fields to the rear.

One of the larger style 3 bedroom bungalows, with an equally large drive and ample parking with the space for a caravan/ motorhome to the side. The property has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall, spacious front facing lounge, extended dining kitchen, three good sized bedrooms, two with fitted wardrobes and a shower room. Outside are front and rear gardens, the rear enjoys a beautiful open aspect over farmland, long side driveway with a detached garage and a potential for parking a motor home and/or caravan if so required. Very popular village with a good range of amenities including shops, schools and access to the M18/M180 and motorway networks. NO CHAIN VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This is a good size, it has a central heating radiator, coving, access into the loft space, a tall storage cupboard with shelving and coat rail and doors to;

LOUNGE

17'10" x 12'0" (5.44m x 3.66m)

A good sized front facing reception room, it has a broad pvc double glazed window to the front, feature fireplace with gas fire inset, a central heating radiator, a central ceiling light and wall lights.

EXTENDED DINING KITCHEN

19'6" x 10'1" max (5.94m x 3.07m max)

This is probably better demonstrated by the floorplan. It is a good size, it has a range of high and low level units finished with an oak cabinet door, a contrasting roll edge work surface and tiled splashbacks. There is a four ring gas hob with extractor hood above, integrated oven, a single drainer one and a half bowl stainless steel sink unit with mixer tap and plumbing for an automatic washing machine. This opens into a dining area, there is a pvc double glazed window with an outlook over the rear garden, a pvc double glazed door, a central heating radiator and room for a fridge freezer.

BEDROOM 1

11'5" x 11'3" (3.48m x 3.43m)

A large double bedroom, it has a broad pvc double glazed window to the front, a central heating radiator, a ceiling light and fitted wardrobes.

BEDROOM 2

11'1" x 9'8" (3.38m x 2.95m)

A good sized second double room, it has a pvc double glazed window which gives an outlook over the rear garden and open countryside beyond, fitted wardrobes, a central heating radiator and a ceiling light.

BEDROOM 3

8'2" x 7'0" (2.49m x 2.13m)

A comfortable third bedroom, it has a pvc double glazed window to the side, a central heating radiator and a ceiling light.

WET ROOM

The original bathroom has been reconfigured to create a wet room. There is level access to shower area where there is an independent electric shower with shower curtain, wash hand basin and a low flush w/c. There is a pvc double glazed window, tiling to the walls, inset spotlighting to the ceiling, an extractor fan and bathroom fittings including a contemporary style towel rail/ radiator.

OUTSIDE

To the front of the property there is a tarmac driveway which provides car standing and in turn continues along the side of the property to a detached brick garage. The garden itself is pebbled with shrub borders stocked with a variety of plants.

DETACHED GARAGE

With metal up and over door and power and light laid on.

REAR GARDEN

To the rear of the property there is a good sized garden, this opens out to an look over open fields and

farmland beyond. The rear is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants, a patio and sitting area and a pedestrian gate.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system installed.

COUNCIL TAX - This property is Band B.

VIEWING - By prior telephone appointment with horton knights estate agents.

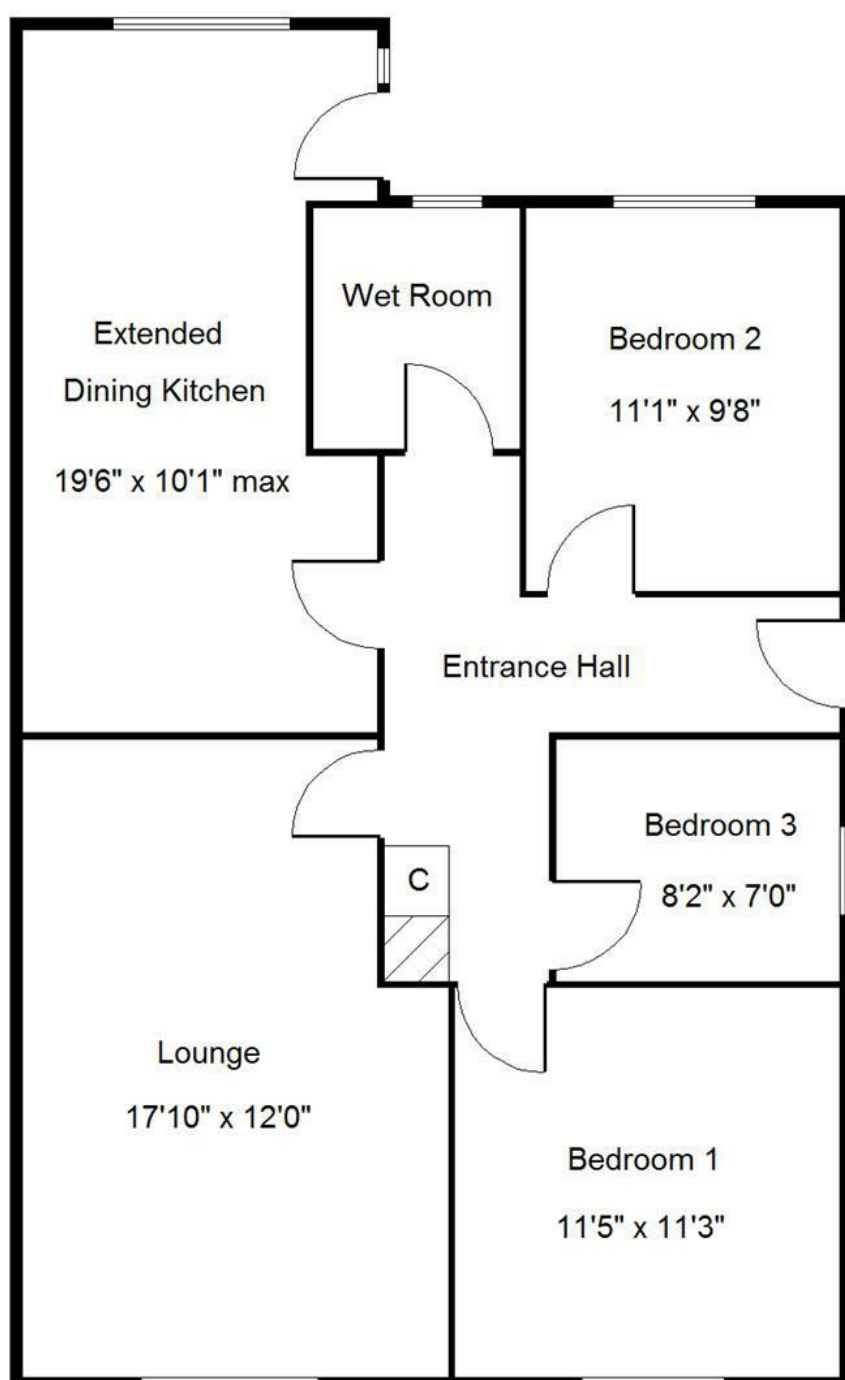
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	