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Church Lane, Barnby Dun, Doncaster, DN3 1EN
Offers Over £176,400

2/3 BEDROOM COTTAGE / QUIET VILLAGE BACK WATER / LOVELY MODERN FITTED KITCHEN INC. COOKING APPLIANCES/ 2 RECEPTION ROOMS / PRETTY SOUTHEAST COURTYARD GARDEN / MUST BE VIEWED//

With a pretty village setting, including Riverside walks this cottage will appeal. At present there are two first floor double bedrooms, with a large room off the back bedroom which could be a third occasional bedroom for a young child, dressing room or a home office. It has a gas central heating system, pvc double glazing and briefly comprises: Cosy front sitting room, inner hall, living room, modern fitted kitchen with integrated appliances, rear lobby and a modern shower room. On the first floor there are two double bedrooms, plus a large dressing room off the rear bedroom. Outside there is a good sized, pretty rear courtyard garden. Barnby Dun is a very desirable and sought after village with a good range of amenities including local shops, schools and riverside walks, plus good access to the M18/ M180 motorway networks. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION

A modern composite double glazed entrance door leads into the property's front sitting room.

SITTING ROOM

14'3" x 10'6" (4.34m x 3.20m)

A lovely reception room with a feature fireplace, coving to the ceiling, a central heating radiator and a double glazed window to the front elevation. A door from here leads through into the inner hall.

INNER HALL

Stairs rise to the first floor accommodation.

LIVING ROOM

14'3" x 12'0" (4.34m x 3.66m)

Again a good sized room having a double glazed window overlooking the rear, a feature open fire, coving to the ceiling, a central heating radiator and a useful under stairs storage cupboard.

MODERN KITCHEN

11'3" x 7'11" (3.43m x 2.41m)

Fitted with a range of modern high and low level units including a complementary work surface over incorporating a one and a half bowl sink drainer unit with mixer tap, an electric hob with extractor over, a double oven and an integrated fridge and freezer, together with space and plumbing for a washing machine. There is part tiling to the walls, under unit lighting and a double glazed window overlooking the side elevation.

REAR LOBBY

Has a door giving access to the side, a central heating radiator and a further door into a modern shower room.

SHOWER ROOM

All smartly finished with a modern white suite comprising of a corner shower enclosure with a mains plumbed shower including a rainfall style shower head, low flush w/c and a pedestal wash hand basin. PVC double glazed window.

FIRST FLOOR LANDING

Doors from here give access to the bedrooms.

BEDROOM 1

14'3" x 11'9" (4.34m x 3.58m)

A good sized double room with a double glazed window to the rear, a central heating radiator and a door leading through into a separate dressing room.

DRESSING ROOM/ OFFICE

11'6" x 8'0" (3.51m x 2.44m)

Presently used as a dressing room, however could also be the perfect office space for anybody working from home, or even a third kiddies bedroom. There is a range of fitted wardrobes, a double glazed window to the rear and a central heating radiator.

BEDROOM 2

14'3" x 10'6" (4.34m x 3.20m)

A second double room having a double glazed window to the front, a central heating radiator and a deep storage cupboard.

OUTSIDE

Front forecourt style garden with a stone wall and a pathway leading to the front entrance door. There is on street parking to the front road.

REAR GARDEN

A pretty rear courtyard garden with a pleasant

South-Easterly aspect, designed to be low maintenance it is block paved with fencing to the perimeters.

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 fitted.

COUNCIL TAX - This property is Band B.

BROADBAND - Superfast broadband is available with download speeds of up to 52 mbps and upload speeds of up to 10 mbps.

MOBILE COVERAGE - Coverage available with EE and 02.

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.

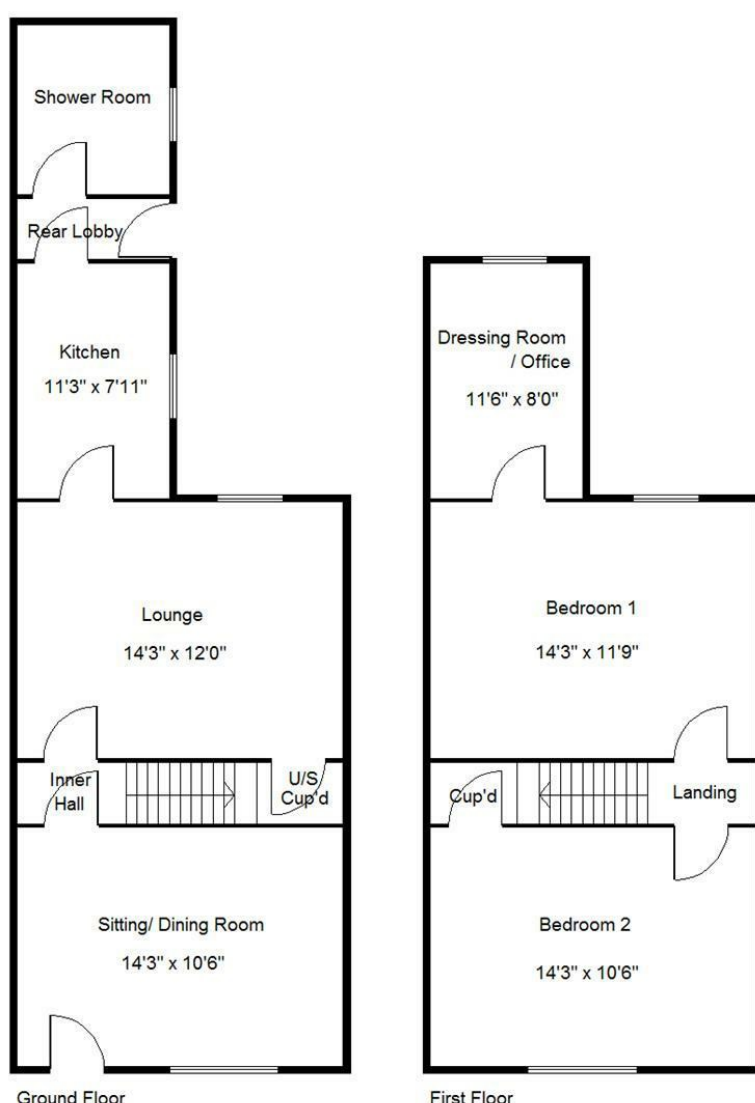
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

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		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	