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Meadowfield Road, Barnby Dun, Doncaster, DN3 1LN  
Offers Over £215,000

**A LARGE 3 BEDROOM DETACHED BUNGALOW / SPACIOUS OPEN PLAN LIVING AREA / LARGE KITCHEN / ENCLOSED REAR GARDEN / POPULAR LOCATION / NO UPWARD CHAIN / VIEWING RECOMMENDED //**

Located within this popular village, a large 3 bedroom detached bungalow offering spacious living. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, good sized lounge which opens into a large living/ dining room, fitted kitchen, inner hall, 3 bedrooms (2 doubles and a good sized single) plus a large bathroom with a four piece suite which includes a separate shower enclosure. Outside are front and rear gardens, the rear is nicely enclosed, a long block paved driveway leads to a detached brick garage. No upward chain and priced to sell. EARLY VIEWING IS ESSENTIAL.

**ACCOMMODATION**

A PVC double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, coving to the ceiling, a deep built in cupboard with hanging rail and a glazed door into the lounge.

**LOUNGE**

**14'9" x 10'6" (4.50m x 3.20m)**

This is probably better demonstrated by the floor plan and photographs, it is large open plan 'L' shaped lounge and living space, the lounge area sits towards the front with a broad PVC double glazed window, a feature fireplace, a central heating radiator and an ornate ceiling. This opens into the living/ dining room.

**LIVING/ DINING ROOM**

**15'6" x 9'4" (4.72m x 2.84m)**

This has 2 PVC double glazed sliding doors which lead out to the side, there is an ornate ceiling, a central heating radiator and a ceiling light. From here a door leads to the inner hall.

**FITTED KITCHEN**

**11'1" x 8'6" (3.38m x 2.59m)**

Fitted with a range of base and wall units with a work surface over, there are tiled splashbacks, an inset five ring gas hob including wok burner with an extractor hood above and an integrated oven and an integrated microwave. There is a stainless steel sink unit, plumbing for an automatic washing machine and a PVC double glazed window. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**INNER HALL**

This has an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'0" x 8'10" (3.66m x 2.69m)**

A large double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a central ceiling light and coving to the ceiling.

**BEDROOM 2**

**11'3" max x 10'7" (3.43m max x 3.23m)**

Again a good size, it has a PVC double glazed window to the rear, a central heating radiator, built in wardrobes, coving to the ceiling and a central ceiling light.

**BEDROOM 3**

**7'0" x 7'0" (2.13m x 2.13m)**

A comfortable third bedroom, it has 2 PVC double glazed windows to the front and side elevations, a deep built in wardrobe style cupboard, a central heating radiator, coving and a central ceiling light.

**BATHROOM**

The house bathroom is tiled to the four walls and is fitted with a four piece suite that comprises of a jacuzzi style bath, a pedestal wash hand basin, a low flush W/C and a separate shower enclosure. Within the shower enclosure there is an independent electric shower. PVC double glazed window, a central heating radiator, coving and a ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there is an open plan lawned garden and a block paved driveway providing car standing and continues to a detached brick garage.

**DETACHED GARAGE**

**15'3" x 9'4" (4.65m x 2.84m)**

With a roller style shutter door, power and light laid on, a timber casement window and a personnel door to the side.

**REAR GARDEN**

The rear garden is nicely enclosed with fencing and hedging to the perimeters, it has all been hard landscaped in an attractive Indian coloured stone, for easier and lower maintenance with a raised flower bed to one side.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system. Age of boiler ????

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a

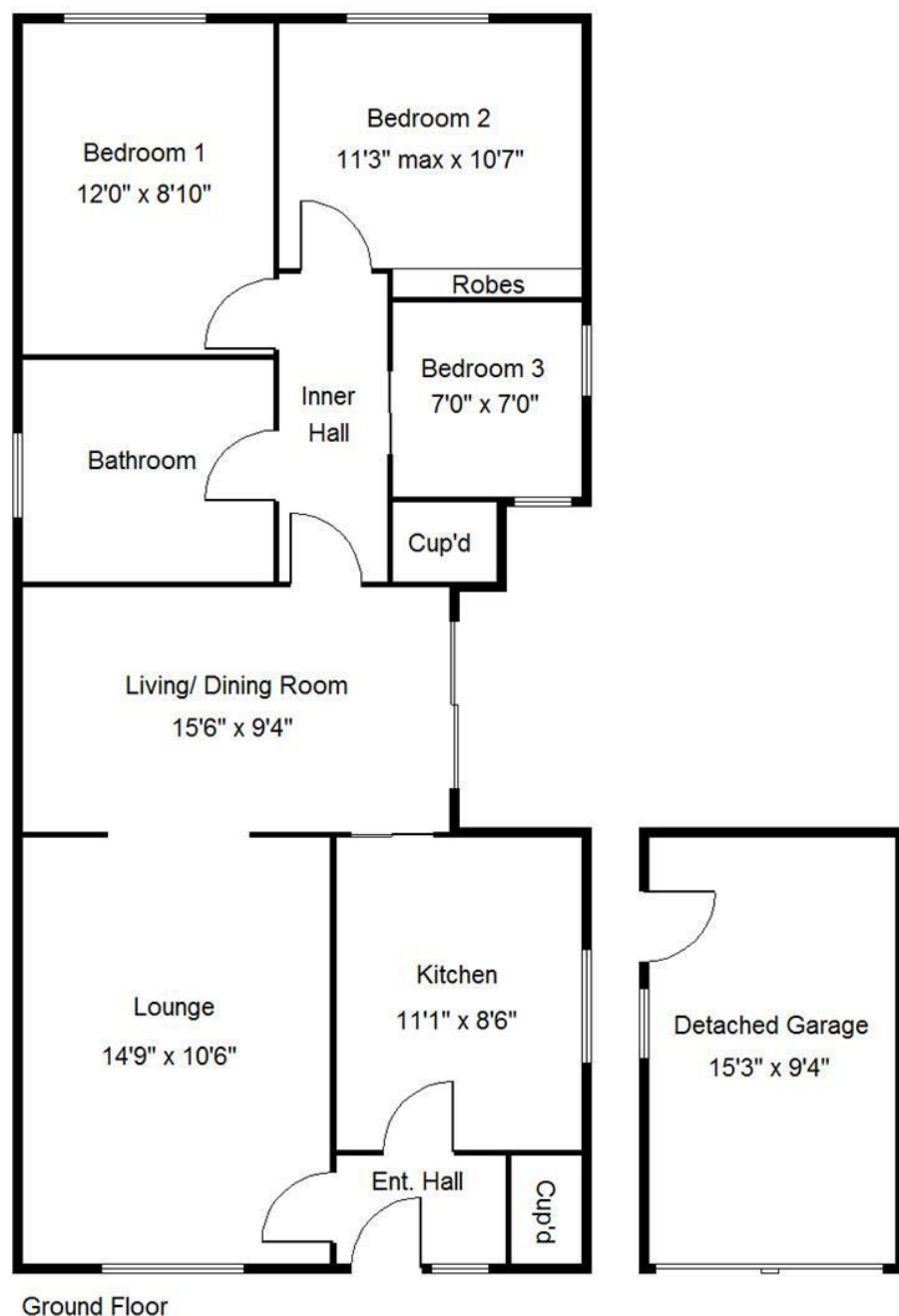
six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
EU Directive 2002/91/EC	
England & Wales	