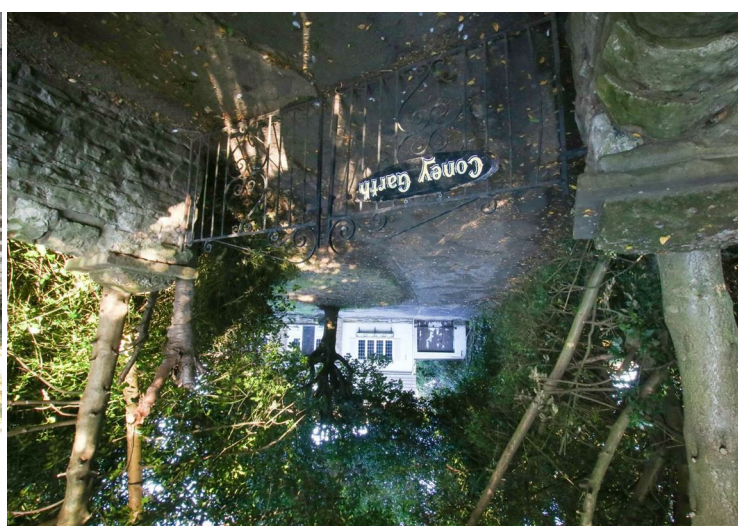




horton knights of doncaster

sales
lettings
and service



High Street, Barnby Dun, Doncaster, DN3 1DY
Guide Price £300,000

BEAUTIFUL DETACHED DORMER BUNGALOW SET WITHIN HIDDEN GARDENS / BEAUTIFUL POSITION OFF THE HIGH STREET / HUGE AMOUNT OF SCOPE AND POTENTIAL / LARGE GARDENS / AMPLE PARKING & GARAGE / NO CHAIN / VIEWING HIGHLY RECOMMENDED //

This property is beautifully positioned, off the High Street, Barnby Dun, a bit of a hidden gem really. It offers a huge of amount of scope and potential and therefore a viewing is encouraged. A typical detached dormer style bungalow with versatile 1½ storey living. The property briefly comprises: Large dining hall, lounge, kitchen, ground floor double bedroom and a bathroom. First floor landing: 2 further good sized bedrooms and a separate wc. Large mature gardens, all nicely hidden off the village high street, with ample parking and a garage. Barnby Dun is an attractive and sought after village, and therefore has a good range of amenities including local shops, schools etc plus beautiful canal side walks on your doorstep.

ACCOMMODATION

A traditional timber entrance door leads into the property's dining hall.

DINING HALL

12'6" x 12'0" (3.81m x 3.66m)
This is a large room with a staircase giving access to the first floor accommodation. There is a timber boarded floor, central heating radiator, delft rail, ceiling light and wall lights. A Georgian bar door gives access into a large open plan lounge.

LOUNGE

23'10" 13'2" max (7.26m 4.01m max)
This has 2 windows and double doors giving an outlook to the front and rear elevations and access to the side. There are 2 central heating radiators, an open hearth stone fireplace, 2 ceiling lights, wall lights and a timber boarded floor. To the rear there is a door which gives access into the kitchen which can also be accessed from the dining hall.

KITCHEN

13'6" x 9'6" max (4.11m x 2.90m max)
This is a good size, in need of updating and refitment. There is a single drainer sink unit, a floor standing gas boiler (not working), central heating radiator, strip light, timber casement window and timber casement Georgian bar door. A doorway continues back to the dining hall and lobby.

LOBBY

There is a tall storage cupboard with shelf and door to ground floor Bedroom 1.

BEDROOM 1

13'0" x 12'6" (3.96m x 3.81m)
This is a good sized double room, it has 2 timber casement windows to the front and side elevations, central heating radiator, timber boarded floor, built-in wardrobes, coving and ceiling light.

BATHROOM

This has original styled fittings comprising of a panelled bath, wash basin and low flush wc. There is a central heating radiator, timber casement window, picture rail and a ceiling light.

FIRST FLOOR LANDING

This has a ceiling light and doors to the bedrooms and first floor wc.

BEDROOM 2

12'9" x 8'8" (3.89m x 2.64m)
This is a good size room, it has a pvc double glazed window to the front, 2 built-in cupboards, central heating radiator, boarded floor and ceiling light.

BEDROOM 3

12'10" x 9'0" (3.91m x 2.74m)
This has a pvc double glazed window to the front and a further timber casement window to the side. There is a central heating radiator, a built-in cupboard, timber boarded floor and ceiling light.

SEPARATE WC

This is fitted with a low flush wc, wash hand basin, timber casement window, timber boarded floor and a ceiling light.

OUTSIDE

The property stands on a surprisingly large and

hidden plot, with trees, shrubbery and hedging to the perimeters providing screening. The gardens themselves are mainly lawned, there is ample parking and driveway which in turn leads to a garage.

REAR GARDEN

Outside to the rear of the property there is a court yard style garden with several maturing fruit trees. Plus access to an integral store.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement windows where stated. Age of units various.

HEATING - Requires updating.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

specific advice from their professional advisors.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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

