



Pine Hall Road, Barnby Dun Doncaster



welcome to

Pine Hall Road, Barnby Dun Doncaster

GUIDE PRICE £230,000-£240,000. Located in this sought after location of Barnby Dun is this extended three bedroom semi detached bungalow which is situated on a large enclosed corner plot position. The property benefits from having a good sized lounge, dining room/porch and wrapped around gardens.



Entrance Hall

Accessed through a front facing sealed unit door. There is coving to the ceiling.

Lounge

12' x 15' 9" (3.66m x 4.80m)

With a front facing double glazed window, coving to the ceiling, two wall light points and a central heating radiator. The focal point of the room is the feature fireplace which houses the gas living flame fire.

Dining Room / Porch

5' 5" x 27' (1.65m x 8.23m)

With a front facing sealed unit door, a side facing sealed unit door which gives access to the side garden and two side facing double glazed windows. This is a versatile room which is currently being used as a dining room.

Kitchen

10' 9" x 10' 2" (3.28m x 3.10m)

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. There is a gas hob with grill above, an oven and space for a fridgefreezer. There is a front facing double glazed window

Bedroom One

10' 2" x 12' (3.10m x 3.66m)

With a rear facing double glazed window, fitted wardrobes to provide hanging and storage space and a central heating radiator.

Bedroom Two

8' 9" x 11' 9" (2.67m x 3.58m)

With a rear facing double glazed window, fitted wardrobes to provide hanging and storage space and a central heating radiator.

Bedroom Three

7' 9" x 8' 7" (2.36m x 2.62m)

With a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a W.C, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls and a side facing obscure double glazed window.

Outside

The property occupies a larger than average plot with gardens to the front, side and rear. There is a driveway to provide off road parking and in turn leads to the garage. There is potential to extend subject to the relevant planning permission.

Garage

With double doors.

Additional Information

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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Pine Hall Road, Barnby Dun Doncaster

- GUIDE PRICE £230,000-£240,000.
- LARGER THAN AVERAGE CORNER PLOT
- THREE BEDROOM SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE AND DINING ROOM/CONSERVATORY
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSION

Tenure: Freehold EPC Rating: B

guide price

£230,000-£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121357 - 0006

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