



**1 MILLFIELD COURT, BARNBY DUN, DN3 1LX**

•An **EXTENDED**, well maintained, 2 bedroomed Semi-Detached Bungalow • Gas Central Heating and Air Conditioning • PVCu Double Glazing • Detached brick Garage • Front and Rear Gardens •

## LOCATION

The property is located within this popular village having a range of local amenities, convenient for Doncaster town centre and access to the M18/M180 motorway network.

### The property includes the following:

- Modern fitted kitchen units with built-in appliances.
- Gas central heating system.
- Air conditioning unit.
- Built-in wardrobes etc., to both bedrooms.
- Modern shower room.
- Detached brick garage.

## ACCOMMODATION

(All measurements are approx. only)

### Ground floor

**HALL** with 1 radiator, modern PVCu door, airing cupboard with hot water tank and wall fitted air conditioning unit.

**LOUNGE** (about 5.36m x 2.2m) with bow window, fireplace surround with inset electric fire and 1 radiator.

**KITCHEN** (about 3m x 2.6m) with base cupboard and drawer units, work surfaces, wall mounted cupboards, four ring ceramic hob unit, double oven with extractor over and sink unit. Built-in washing machine and fridge.

**EXTENSION** (about 5m x 2.66m) with two 'Velux' style roof windows, PVCu double glazed patio door and with base and wall storage cupboards.

**BEDROOM ONE** (about 4.2m x 2.1m) with full range of fitted wardrobes and cupboards etc. 1 radiator.

**BEDROOM TWO** (about 3.5m x 2.2m) with fitted wardrobes, gas central heating boiler and electric immersion heater.

**SHOWER ROOM** (about 2m x 1.6m) with shower, wash basin and w.c. Heated towel rail.

## OUTSIDE

Front garden with various flowering trees/bushes which has been designed for easy maintenance.

Side block paved driveway to the detached brick and tiled **GARAGE** (about 5.8m x 2.9m) with electric power.

Rear garden with paved patio.

External lighting and water tap.

## SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

Burglar alarm system.

Air conditioning unit.

## COUNCIL TAX

Band B (on-line enquiry)

## TENURE

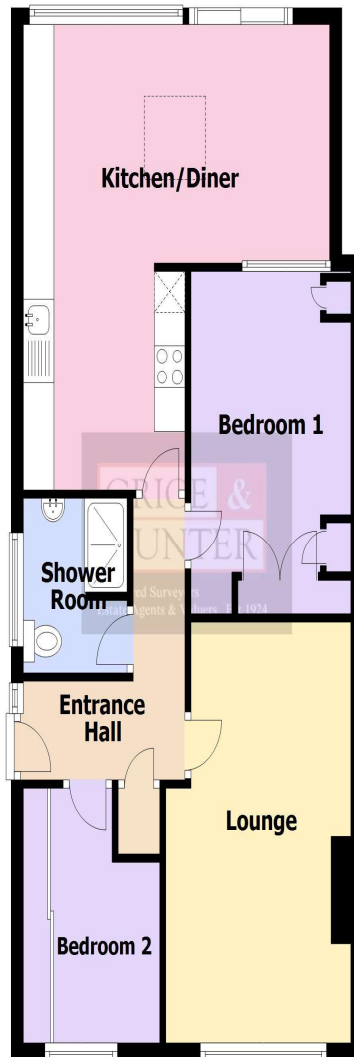
Freehold assumed.

## VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



## Ground Floor



All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

### 1 Millfield Court

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