



Marsh Lane, Barnetby



5



2



3

£360,000



Key Features

- TURNKEY HOME
- 2/3 BEDROOM BUNGALOW
- 2 BED ANNEX
- DOUBLE GARAGE
- CARPORT
- 21' TRIPLE ASPECT LOUNGE
- EPC RATING C
- FREEHOLD





TURNKEY HOME WITH ANNEX.

Enjoying fieldside views this delightfully presented and extended detached bungalow offers flexible 2/3 bedroom accommodation with a double garage and parking. In addition to the 21' triple aspect lounge with vaulted ceiling there is a large kitchen Diner linking to both a garden room and to the rear gardens and a modern family bathroom. The annex includes a dining kitchen, 2 bedrooms and a wet room - ideal for dependent relatives. A small side paddock/garden completes this must see home.



ENTRANCE

A striking vaulted porch with full depth double glazed panels and decoratively tiled floor allows access to the Hall.

RECEPTION HALL

Affording a warm welcome this centrally placed Hall includes oak style flooring, a radiator, access to the roof space and 2 store cupboards.

LOUNGE 2.82m x 6.29m (14'8" x 20'7")

Ideal for stylish family living this beautifully lit triple aspect room with part vaulted ceiling and distinctive full depth double glazed window to the front is centred on the modern Minster style fireplace with inset horseshoe coal effect gas fire. Comfort is assured with the 3 radiators, tv aerial point and contemporary laminated flooring.

DAY KITCHEN 3.87m x 7.03m (12'8" x 23'1")

The undoubted relaxed social heart of the home divided into a Kitchen area and informal dining room with part vaulted ceiling and wide patio doors linking to the rear terrace and gardens beyond. The room is appointed with an extensive range of modern white fronted units with limed ash style tops and includes a ceramic sink with 5 units under, integrated dishwasher, inset electric hob, built in oven and microwave, space for an automatic washing machine, cupboard housing the combination boiler, a contrasting bank of 12 store



cupboards, spot lighting, side door and double glazed patio doors opening to the Snug.

GARDEN ROOM/BEDROOM 3 3.32m x 3.7m (10'11" x 12'1")

A dual aspect multi use room offering either additional guest bedroom space or an area for quiet contemplation with views across the rear gardens.

BEDROOM 1 3.48m x 4.61m (11'5" x 15'1")

A stylish dual aspect double room with views to open fields.

BEDROOM 2 2.82m x 3.98m (9'4" x 13'1")

A further dual aspect double room with field side views.

BATHROOM 1.17m x 2.14m (3'10" x 7'0")

Ideal for easy indulgence appointed with a suite to include a panelled bath with drencher shower over, vanity unit with inset wash hand basin, wc with concealed cistern, towel radiator, spot lights and marbled panels to full height.

ANNEX

Situated in the rear garden with views to paddock land this 2 bedroom detached annex provides quality accommodation for either a dependent relative or "stay at home" children. It beifly comprises:

DINING KITCHEN 2.23m x 4.77m (7'4" x 15'7")

Centrally placed and appointed with a range of high and low white fronted units with 2 ring hob, plumbing for an automatic washing machine, Calor gas fired central heating boiler, radiator, vaulted ceiling with skylight and french doors to balustraded decked seating area.

WET ROOM 2.16m x 2.26m (7'1" x 7'5")

Panelled to full height and including a walk-in shower area with rainwater head and hand held attachment, vanity unit with inset wash hand basin and wc, window and towel radiator.

BEDROOM 1 2.28m x 4.53m (7'6" x 14'11")

With window to the rear and radiator.

BEDROOM 2 2.28m x 4.52m (7'6" x 14'10")





With window to the rear and radiator.

OUTSIDE

The property is fronted by a low, rendered wall beyond which there is an easily maintained garden with feature shrubs set in shale topped borders. A concrete drive leads to a secure CARPORT with roller door to the rear which allows further access to the detached DOUBLE GARAGE. The rear gardens are primarily laid to lawn with shaped borders and are best viewed from the rear, full width patio. In addition to the 2 garden Sheds with power and the dog kennel with run there is a timber SUMMER HOUSE (2.84m x 3.33m) positioned so that the French doors open towards open paddock land. The property is completed by a small side garden/paddock with gated access to Marsh Lane .

NOTE

The Bungalow and annex currently benefits from shared electricity, water and drainage. The Bungalow has gas fired central heating radiator system served by a combination boiler situated in the Kitchen and the Annex has a radiator system served by a separate Calor gas fired boiler.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the Bungalow is a BAND C and that the ANNEX is taxed separately at Band A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the

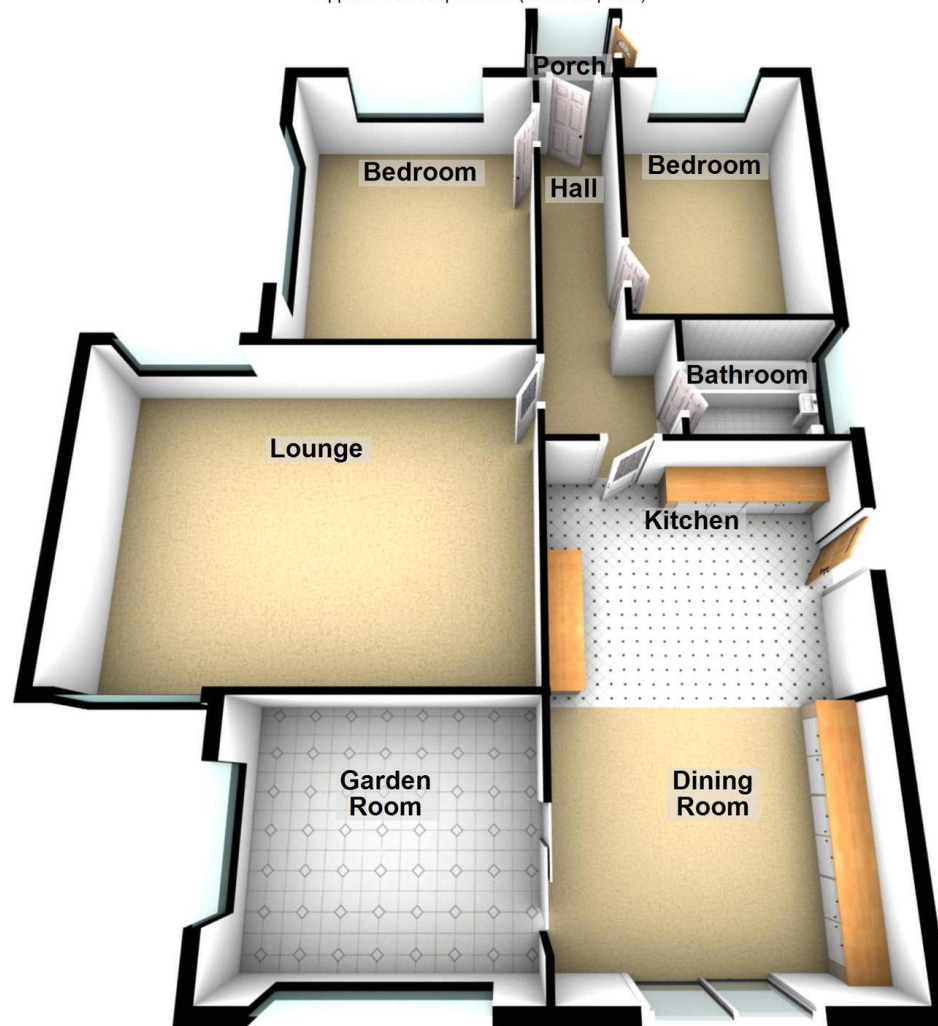


sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We



Ground Floor

Approx. 115.4 sq. metres (1242.4 sq. feet)



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

Address: Karville, Marsh Lane, BARNETBY, DN38 6JW

RRN:

