



St. Barnabas , Barnetby





£270,000

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## Key Features

- ESTABLISHED POSITION
- EXCELLENT GARDEN
- CONTEMPORARY STYLE
- 3 CAR PARKING
- GENEROUS PROPORTIONED
- COUNCIL TAX BAND C
- EPC RATING C
- FREEHOLD





Refurbished for their own occupation this generously proportioned detached bungalow epitomises flexible modern living. Designed for gentle relaxation the home includes a forward facing lounge with multi-fuel stove, well appointed kitchen and a bathroom with both bath and separate shower. In addition to the main bedroom which enjoys views across the private gardens there are 2 other bedrooms which are currently used as a dining room and an office. In addition to the 3 car reception area there is a detached single garage which ensures that family and friends alike are given a warm welcome.

#### LOUNGE 4.86m x 3.68m (15'11" x 12'1")

A generous, modern forward facing room with cast iron multi-fuel stove on flagged hearth, Pvcu double glazed window, vertical radiator and coving.

#### HALLWAY

Centrally placed and allowing access to all rooms and access to the roof space.

#### KITCHEN 4.28m x 3.62m (14'0" x 11'11")

(MAX MEASUREMENTS). A beautifully lit dual aspect room appointed with a good range of white fronted units with contrasting tops and including a sink unit with flexible mixer tap, integrated dishwasher, space and plumbing for an automatic washing machine, a further 8 base units together with an additional 6 units at eye level and concealed gas fired central heating boiler, built in oven and hob, space for an upright fridge/freezer, spot lighting, ceramic tiled floor and side personnel door.

#### BEDROOM 1 3.94m x 3.95m (12'11" x 13'0")

Enjoying views over the private rear gardens this double room includes a period style radiator and TV aerial point.

#### BEDROOM 2 3.95m x 3.38m (13'0" x 11'1")

A further rear facing double room currently used as a dining room with Pvcu French doors to the rear aspect, period style radiator and TV aerial point.

#### BEDROOM 3 2.73m x 2.59m (9'0" x 8'6")

A multi-use side facing room with period style radiator and Pvcu window. Currently used as an office.

#### BATHROOM 2.1m x 2.27m (6'11" x 7'5")

Stylishly appointed with a modern suite in white to include a double ended bath with both mixer tap and shower attachment, close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure with electric shower, tiled splash areas and chrome radiator.

#### OUTSIDE

The property is fronted by a neat, open plan lawn with mature shrub border and a 3 car reception area leads via 2 sets of gates to a detached brick built single garage with up and over door and electric power. The private, south facing rear garden is an ideal relaxed social space and features a raised balustraded decked seating area overlooking a neat lawn with shrub borders, vegetable patch and a wisteria covered timber summer house. a further garden shed completes the property.

#### 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 property is a BAND C. 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 may receive a fee of upto £200 if you use their services.



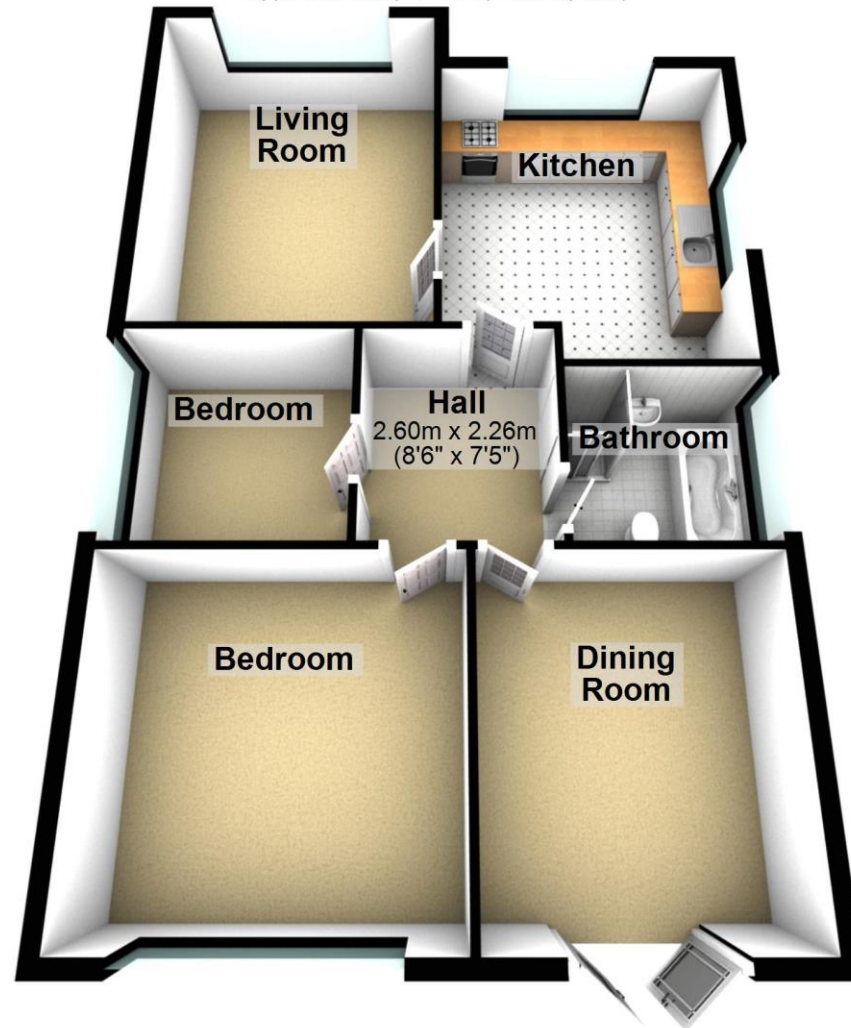




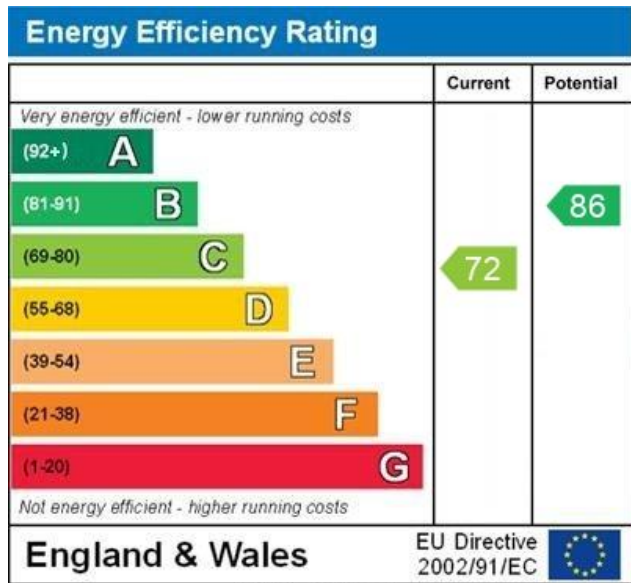


## Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 sq. feet)



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