



Woodland View, Barnetby





£240,000



## Key Features

- NO ONWARD CHAIN
- INGLENOK FIRE
- DRIVE AND GARAGE
- OAK STYLE KITCHEN
- ENCLOSED GARDENS
- COUNCIL TAX BAND C
- EPC RATING C
- FREEHOLD





## NO ONWARD CHAIN.

An excellent opportunity to acquire a generous 3 bedroom family home in a maturing residential area. The home is well suited to modern life with a bay fronted lounge with inglenook fire leading through to a separate dining room and enclosed gardens beyond. The oak style kitchen is supplemented by a practical utility and cloakroom. The generous bedrooms are served by both a family bathroom and en suite shower. The enclosed gardens are ideal for both pets and family alike and the reception drive and garage cater for friends and family alike.

## ENTRANCE

A canopied and lit entrance with composite door leads to the hall with radiator and stair to the first floor with cupboard under.

## LOUNGE 5.2m x 3.55m (17'1" x 11'7")

A striking forward facing bay fronted room with deep brick built inglenook fireplace with inset beam and gas fire on a quarry tiled hearth. The room forms part of an excellent entertaining suite and twin multi-pane doors lead through to

## DINING ROOM 3.11m x 2.96m (10'2" x 9'8")

An ideal room for family celebrations with patio doors linking to the garden, radiator and door to

## KITCHEN 3.76m x 3.55m (12'4" x 11'7")

A well proportioned room appointed with a good range of light oak style fronted high and low units with wood grain effect worktops and including inset 1 1/2 bowl resin sink unit, gas cooker with extractor over, radiator, views to the garden and tiled splash areas.

## UTILITY 1.64m x 1.39m (5'5" x 4'7")

A practical space with additional work top, refrigerator and freezer space, plumbing for an automatic washing machine, rear door and extractor.

## CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin and radiator.

## LANDING

With turned spindle gallery rail, access to the roof space and linen cupboard

## BEDROOM 1 3.62m x 3.57m (11'11" x 11'8")

A generous forward facing double room with radiator.

## EN SUITE

Appointed with a suite to include a glazed and panelled shower enclosure withh mains fed shower, close coupled wc, pedestal wash hand basinm radiator and extractor fan.

## BEDROOM 2 3.59m x 3.13m (11'10" x 10'4")

A further double room with radiator.

## BEDROOM 3 2.59m x 2.12m (8'6" x 7'0")

The final rear facing room with radiator.

## BATHROOM

Appointed with a suite in white to include a bath with timber front panel, pedestal wash hand basin, close coupled wc, extractor fan and wall tiling to half height.

## OUTSIDE

The property occupies a slightly elevated position and is set back beyond an open plan lawn with shrubs. A block paved reception drive allows parking for 2 cars and leads to the integral SINGL GARAGE with roller door, light and power and central heating boiler. A gated side walk leads to the enclosed rear which includes a patio overlooking a broad lawn with inset beds and shrub borders. There is a second seating area to capture the evening sun and a timber shed completes the home.

## 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 . 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.











