

# HUNTERS®

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## Lundhill Grove

Wombwell, Barnsley, S73 0QZ  
Offers Over £350,000



Welcome to this charming detached home located in Lundhill Grove, Wombwell, Barnsley, South Yorkshire. This delightful property boasts a spacious layout with one reception room, four bedrooms, and two bathrooms, making it an ideal family home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The property features a brick-built summer house in the private garden, offering a tranquil retreat where you can unwind and enjoy the beauty of the outdoors.

With off-street parking, convenience is at your doorstep, providing ample space for your vehicles. The bungalow's layout ensures a comfortable living experience, with each room thoughtfully designed to maximise space and functionality.

Whether you're looking to relax in the cosy living room, prepare delicious meals in the well-appointed kitchen, or retreat to one of the four bedrooms for a peaceful night's sleep, this property offers a versatile living space to suit your lifestyle.

Don't miss the opportunity to make this four-bedroom, two-bathroom family home your own. Embrace the tranquility of Lundhill Grove and experience the joy of living in this wonderful property.



ENTRANCE HALL "x" ("x")

KITCHEN/DINER 28'0" x 20'3" (8.55m x 6.19m)

- Integral appliances
- Large kitchen/ Dining room
- Parquet flooring

UTILITY ROOM 9'10" x 7'1" (3.02m x 2.16m)

LOUNGE 17'9" x 11'5" (5.43m x 3.49m)

- Bifold doors
- Large room
- Fireplace

DINING ROOM 13'6" x 11'7" (4.12m x 3.54m)

DOWNSTAIRS WC 7'5" x 5'3" (2.28m x 1.61m)

BEDROOM FOUR 10'4" x 21'10" (3.17m x 6.66m)

OFFICE/STUDY 10'10" x 7'5" (3.31m x 2.27m)

LANDING "x" ("x")

BEDROOM ONE 15'2" x 10'3" (4.64m x 3.14m)

Walk in wardrobe

EN-SUITE 10'2" x 6'11" (3.1m x 2.13m)

FAMILY BATHROOM 16'2" x 6'3" (4.94m x 1.92m)

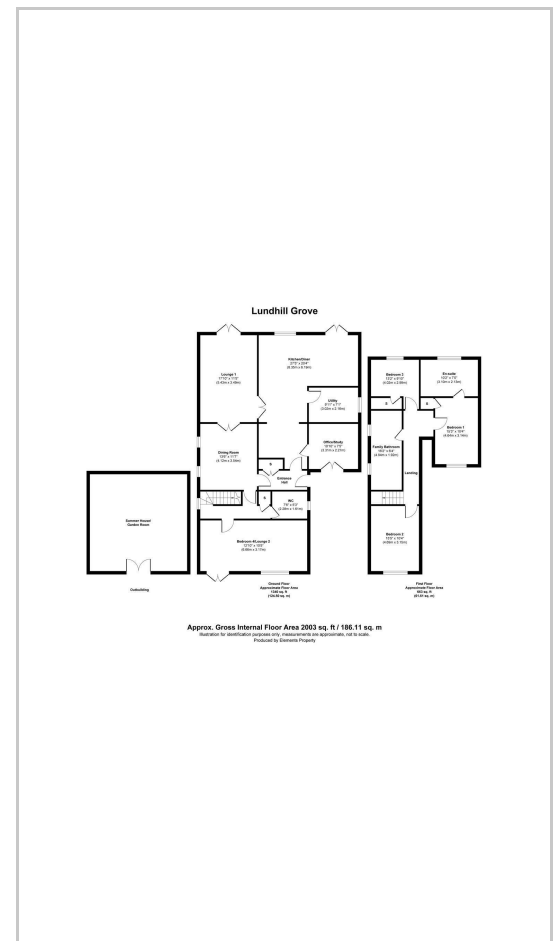
BEDROOM TWO 15'4" x 10'4" (4.69m x 3.15m)

- Fitted wardrobes

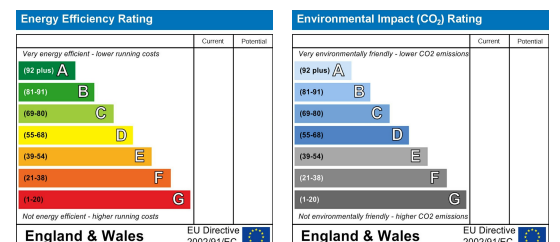
BEDROOM THREE 13'2" x 9'9" (4.02m x 2.99m)

Walk in wardrobe

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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