





WONDERFUL CHANCE TO BUY A BEAUTIFUL MID-TERRACED HOME WITH LOFT CONVERSION & THREE SPACIOUS BEDROOMS. Positioned in the heart of Barnby Dun overlooking fields to the front and offering very deceptively spacious accommodation throughout over three floors. The village of Barnby Dun is much sought after and this is a rare opportunity to purchase one of these terraced homes, so an early viewing is recommended. The property is nicely presented and briefly comprises of entrance hallway, lounge with bay window, separate dining room, kitchen, stairs to the first floor landing, two first floor bedrooms, box room/study, bathroom with freestanding bath, stairs to attic landing, shower room, attic double bedroom, front/rear garden, shared access to the rear garage and off street parking. SUPERB FAMILY HOME IN DN3 & AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

5' 10" x 18' 2" (1.79m x 5.55m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, dado rail, coving to the ceiling, stairs to the first floor and wood flooring.

LOUNGE

12' 8" x 13' 2" (3.88m x 4.02m) Bright reception room to the front of the property with front facing double glazed bay window, radiator, picture rail, coving, wood flooring, coal effect gas fire and feature decorative surround.

DINING ROOM

12' 8" x 14' 11" (3.88m x 4.56m) Separate dining space with open access to the kitchen, providing a great entertainment space, rear facing double glazed window, rear facing double glazed frosted door to the patio, laminate flooring, picture rail, coving and coal effect gas fire with decorative surround.

KITCHEN

5' 7" x 17' 10" (1.71m x 5.44m) Beautiful kitchen with a range of fitted kitchen storage cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, five ring gas hob/range style cooker, extractor hood above, partially tiled walls, plumbing for a dishwasher, plumbing for a washing machine, tiled flooring, radiator, boiler unit, coving, side facing double glazed window and rear facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

5' 10" x 11' 7" (1.79m x 3.55m) providing access to bedrooms/box room/bathroom, coving and stairs to the attic landing.



BEDROOM

12' 8" x 14' 11" (3.87m x 4.57m) Fabulous double bedroom with rear facing double glazed window, radiator and coving,

BEDROOM

12' 8" x 13' 2" (3.87m x 4.03m) Beautiful field views from the front facing double glazed window, further double bedroom with radiator and coving.







BOX ROOM/STUDY

5' 11" x 6' 3" (1.81m x 1.91m) Ideal room for a study with field views once again from the front facing double glazed window and benefits from a radiator.

BATHROOM

5' 10" x 9' 9" (1.80m x 2.99m) Stunning bathroom with feature freestanding bath, central chrome tap with shower attachment, wash hand basin within a vanity unit, low flush WC, heated towel radiator, tiled flooring, half tiled walls, shaving point, spotlights and rear facing double glazed frosted window.



STAIRS

Leading from the first floor landing to the attic landing.

ATTIC LANDING

5' 6" x 8' 11" (1.68m x 2.72m) Providing access to a storage cupboard, attic bedroom and attic shower room.

ATTIC BEDROOM

13' 1" x 18' 3" (3.99m x 5.58m) Wonderful spacious bedroom with feature exposed brick chimney breast, two velux style windows, radiator, storage cupboards and television point.

ATTIC SHOWER ROOM

5' 2" x 7' 4" (1.58m x 2.25m) Nicely presented shower room with corner shower cubicle, wash hand basin within a vanity unit, low flush WC, heated towel radiator, partially tiled walls, tiled flooring, extractor fan and rear facing double glazed velux window.



FRONT GARDEN

Lawned front garden with fence/hedge enclosure, mature bushes and trees, front access gate and side shared access to the garage from the side of the terraced properties off Pinehall Road.

REAR GARDEN

Small paved/concrete garden with storage space undercover, rear access gate to the shared access road leading to the garage directly behind and a wall/fence enclosure.

GARAGE

Garage is directly behind the property and benefits from an up and over door, providing off street parking.

NOTES

FREEHOLD PROPERTY

HEATING SYSTEM: GAS FIRED CENTRAL HEATING BOILER

BOILER INSTALLATION DATE: TBC

LAST SERVICE: TBC

COUNCIL TAX BAND: A

SERVICES: MAINS

WORKS CARRIED OUT: LOFT BEDROOM & SHOWER ROOM (BUILDING REGULATIONS OBTAINED)

