





FANTASTIC POSITION, TUCKED AWAY IN A QUIET LOCATION ON NUNNINGTON WAY OVERLOOKING WOODLAND TO THE FRONT. This beautiful home is not only nicely decorated throughout but is also very deceptively spacious and an internal inspection is recommended. A sought after village location in DN3, within easy reach of the M18, local railway link and all the local amenities Kirk Sandall has to offer. The property accommodation is over three floors and briefly comprises of entrance hallway, WC, kitchen, lounge/dining room with French doors to the garden, stairs to the first floor landing, two first floor bedrooms, family bathroom, stairs to the second floor landing, master bedroom with walk-in wardrobe space, plus an en-suite shower room, small front garden with external storage cupboard, rear access to the driveway provides off street parking in front of the single garage and a rear enclosed garden. AVAILABLE WITH NO CHAIN AND VIEWINGS RECOMMENDED.



ENTRANCE HALL

8' 8" x 2' 10" (2.66m x 0.87m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, door to the WC and stairs to the first floor.

WC

3' 1" x 5' 1" (0.95m x 1.57m) Benefitting from a low flush WC, wash hand basin, tiled splash back, radiator and extractor fan.

KITCHEN

6' 7" x 10' 0" (2.03m x 3.07m) Great use of space in this kitchen with plenty of fitted storage cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, five ring gas hob, electric single oven, extractor fan above, partially tiled walls, space for a washer/dryer, space for a fridge/freezer and front facing double glazed window.

LOUNGE/DINER

15' 3" x 13' 6" (4.67m x 4.13m) Fabulous reception room which is L-shaped and benefits from lovely double glazed bay window with rear facing double glazed French doors to the garden, storage cupboard beneath the stairs, radiator, coving and laminate flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 4" x 12' 1" (1.95m x 3.70m) Providing access to both first floor bedrooms/bathroom, further stairs to the second floor landing and a radiator.



BEDROOM

9' 8" x 13' 6" (2.95m max x 4.12m) Spacious L-shaped bedroom with radiator and rear facing double glazed window.

BATHROOM

6' 9" x 7' 1" (2.07m x 2.18m) Side facing double glazed frosted window, radiator, low flush WC, wash hand basin, partially tiled walls and an extractor fan.







BEDROOM

8' 6" x 13' 6" (2.60m max x 4.13m) Further spacious L-shaped bedroom at the front of the house with views over trees via two front facing double glazed windows and a radiator.

STAIRS

Leading from the first floor landing to the second floor.

SECOND LANDING

3' 2" x 2' 9" (0.97m x 0.86m) With just a single door to the master bedroom.



BEDROOM

10' 0" x 16' 7" (3.05m x 5.08m) Fantastic spacious master bedroom with open access to a walk-in wardrobe space, door to the en-suite shower room, radiator and front facing double glazed window.

DRESSING/WARDROBE SPACE

6' 9" x 5' 10" (2.06m x 1.78m) Currently utilised as a walk-in wardrobe space.

ENSUITE

6' 4" x 7' 4" (1.94m x 2.25m) Nicely presented shower room accessed from the bedroom with shower cubicle, partially tiled walls, low flush WC, wash hand basin, radiator, spotlights and rear facing double glazed velux style window.

FRONT GARDEN

Shared path leads to the front garden which is mainly laid to lawn, external storage cupboard to the side of the front door and further side access to the rear garden via a side private path.



DRIVEWAY & GARAGE

Open access to the driveway at the rear of the house providing off street parking in front of the single garage that benefits from power and lighting. There is a rear access gate from the driveway that leads also to the rear garden.

REAR GARDEN

With paved patio, central lawn, stone wall/fence enclosure, rear gate to the driveway and side access to the front garden.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING BOILER WITH WATER TANK

INSTALLATION DATE: 2008

LAST SERVICE: DECEMBER 2025

SERVICES: MAINS

SHARED ACCESS: SHARED PATH TO THE FRONT GARDEN FROM THE SIDE OF THE PROPERTIES

LOFT: NOT BOARDED AND NO LADDER



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |