





**GREAT THREE BEDROOM FAMILY HOME ON MARLOWE ROAD IN BARNBY DUN, JUST A SHORT WALK TO THE LOCAL PRIMARY SCHOOL, SHOPS AND AVAILABLE NOW FOR SALE WITH NO UPWARD CHAIN. Fantastic spacious house in a sought after village location and extended to the rear with a conservatory. Nicely presented throughout this property briefly comprises of entrance hallway, lounge, dining area, conservatory, kitchen, stairs, first floor landing, three bedrooms, shower room, front garden, driveway, garage and rear enclosed garden. LOVLEY HOME.**

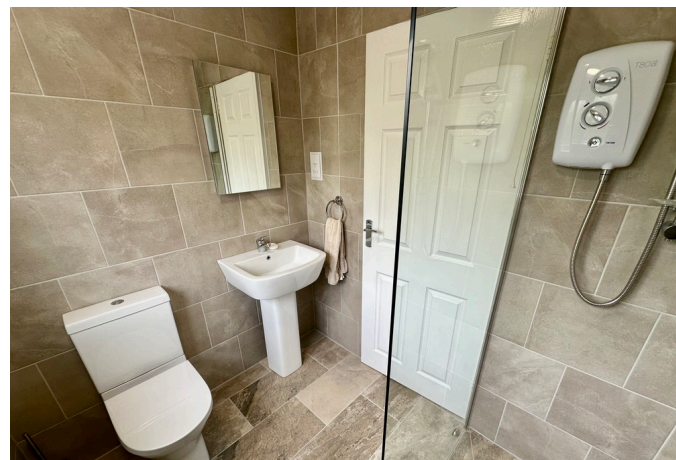
#### **ENTRANCE HALL**

5' 11" x 13' 1" (1.81m x 3.99m) This delightful home is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, front facing double glazed frosted window, radiator and stairs to the first floor landing.



#### **LOUNGE**

12' 9" x 13' 0" (3.90m x 3.98m) Fabulous reception room with open access to the dining area, front facing double glazed bow window, radiator, coal effect gas fire with feature decorative surround, coving to the ceiling and a great entertainment space.



### DINING AREA

10' 9" x 8' 3" (3.28m x 2.54m) Overlooking the rear garden via the rear facing double glazed sliding doors to the conservatory space, radiator, coving and open access to the lounge.

### CONSERVATORY

7' 11" x 8' 3" (2.43m x 2.52m) Great additional space with versatile use, double glazed windows to the side/rear, side facing double glazed door to the garden and laminate flooring.

### KITCHEN

10' 4" x 9' 4" (3.17m x 2.86m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, washing machine, space for a fridge/freezer, partially tiled walls, tiled flooring, pantry, rear facing double glazed window, side facing double glazed frosted door and a wall mounted central heating boiler unit.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 3" x 10' 1" (1.93m x 3.09m) Providing access to the bedrooms/shower room, airing cupboard and loft access point.

### BEDROOM

10' 11" x 11' 10" (3.34m x 3.63m) Fabulous double bedroom with front facing double glazed window, radiator, fitted wardrobes and dressing area including drawers.

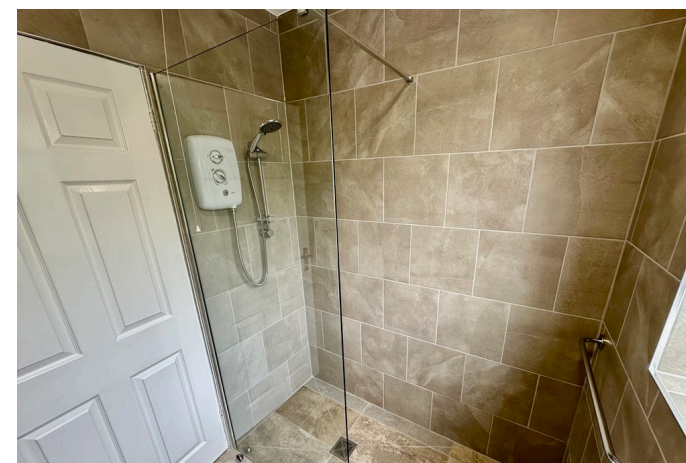


### BEDROOM

12' 7" x 12' 5" (3.85m x 3.81m) Further spacious double bedroom with rear facing double glazed window, radiator, fitted wardrobes, over bed storage cupboards and drawers.

### BEDROOM

8' 4" x 7' 11" (2.56m x 2.43m) Single bedroom with front facing double glazed window and a radiator.







### SHOWER ROOM

5' 5" x 6' 8" (1.66m x 2.05m) Beautiful shower room with walk-in shower area, glass divide, electric shower unit, low flush WC, wash hand basin, shaving point, extractor fan, tiled walls, tiled flooring, radiator, rear facing double glazed frosted window, mirror and loft access point.

### FRONT GARDEN & DRIVEWAY

Double gates lead to the concrete driveway providing off street parking to the side, fence/wall enclosed front garden with block paved area, gravelled beds and shrubs/bushes.



### GARAGE

Single garage with up and over door, side facing double glazed frosted window and further side upvc door to the garden.

### REAR GARDEN

Pleasant enclosed rear garden with central paved patio, slate beds, raised brick beds, side access gate to the driveway and fence enclosure.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED BOILER**

**LAST SERVICE: TBC**

**INSTALLATION DATE: TBC**

**SERVICES: MAINS**

**SOLAR PANELS: LEASE AGREEMENT**

**COMMENCED 6.12.2011 AND TERM IS 25 YEARS**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		