





FANTASTIC FOUR BEDROOM SEMI-DETACHED BUNGALOW THAT HAS BEEN EXTENDED AND BENEFITS FROM A LOFT CONVERSION. A fabulous deceptively spacious property that has been much improved over the years to create plenty of versatile space. Positioned in a quiet cul de sac within the sought after village of Barnby Dun, you will not be disappointed when viewing this home and what it has to offer. The bungalow is nicely presented and briefly comprises of entrance porch, entrance hallway, lounge, kitchen, extended sitting/dining area, separate dining room, two ground floor bedrooms, ground floor shower room/utility, stairs to the first floor landing, two first floor bedrooms, first floor bathroom, front garden, driveway, single garage and rear garden. **SPOILT FOR SPACE IN THIS LOVELY HOME. £270,000 to £280,000 (Guide Price)**

ENTRANCE PORCH

3' 3" x 3' 8" (1.01m x 1.12m) The property is accessed via the side facing double glazed door to the inner porch, side facing double glazed window, half wood panelled walls and single glazed door to the entrance hallway.

ENTRANCE HALL

9' 2" x 3' 8" (2.80m x 1.12m) The hallway benefits from two storage cupboards, radiator and provides access to all accommodation.

LOUNGE

10' 2" x 17' 11" (3.10m x 5.48m) Positioned at the front of the property with open access to the stairs, open access to the kitchen, front facing double glazed bow window, radiator, coal effect electric feature fireplace, coving to the ceiling and door to the hallway.



KITCHEN

7' 10" x 13' 2" (2.41m x 4.02m) Beautiful kitchen with a range of fitted storage units, granite work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer, partially tiled walls, tiled flooring, space for a fridge/freezer, space for a freestanding cooker/gas hob, integrated dishwasher, coving and open access to the extended sitting/dining area.

EXTENDED DINING/SITTING ROOM

13' 9" x 6' 8" (4.21m x 2.05m) Overlooking the rear garden this versatile space is ideal for sitting/dining, side/rear facing double glazed windows, laminate flooring, rear facing double glazed French doors to the garden and open access to the kitchen.

SEPARATE DINING ROOM

9' 6" x 11' 1" (2.91m x 3.39m) Another versatile room on the ground floor currently utilised as a separate dining room, rear facing double glazed window, radiator and coving to the ceiling.

GROUND FLOOR BEDROOM

11' 2" x 9' 2" (3.42m x 2.80m) Double bedroom to the front with radiator, coving, electric consumer unit and front facing double glazed window.

GROUND FLOOR BEDROOM

8' 1" x 9' 3" (2.47m x 2.82m) Further bedroom/study with side facing double glazed window, radiator and coving to the ceiling.

GROUND FLOOR SHOWER ROOM

5' 4" x 7' 10" (1.64m x 2.41m) Comprising of a low flush WC, wash hand basin within a vanity unit, shower cubicle, tiled flooring, partially tiled walls, extractor fan, mirrored



cabinet, heated towel radiator and plumbing for a washing machine.

STAIRS

Leading from the lounge to the first floor landing.

LANDING

6' 0" x 4' 1" (1.85m x 1.26m) Providing access to both bedrooms/bathroom and partial wood panelled walls.







FIRST FLOOR BEDROOM

10' 7" x 13' 1" (3.23m x 3.99m) Lovely double bedroom with plenty of built in storage/wardrobe space and front facing double glazed velux window.

FIRST FLOOR BEDROOM

7' 4" x 15' 3" (2.24m x 4.67m) Further spacious first floor bedroom with rear facing double glazed window.

FIRST FLOOR BATHROOM

5' 4" x 11' 10" (1.65m x 3.61m) Comprising of a low flush WC, wash hand basin, bath with shower curtain rail above, shower attachment, partially tiled walls, radiator, storage cupboard and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Wall to the front with double gates leading to the driveway providing off street parking, hedge, bushes, shrubs, flower beds, block paved area and side access to the rear garden.

GARAGE

The paved driveway leads to a single garage with up and over door, plus further double glazed window and door to the side.

REAR GARDEN

Pleasant rear garden with decorative concrete patio, mature bushes/shrubs, hedge to the side, partial wall enclosure, elevated lawn area, half circle patio, greenhouse and shed.

SOLAR PANELS

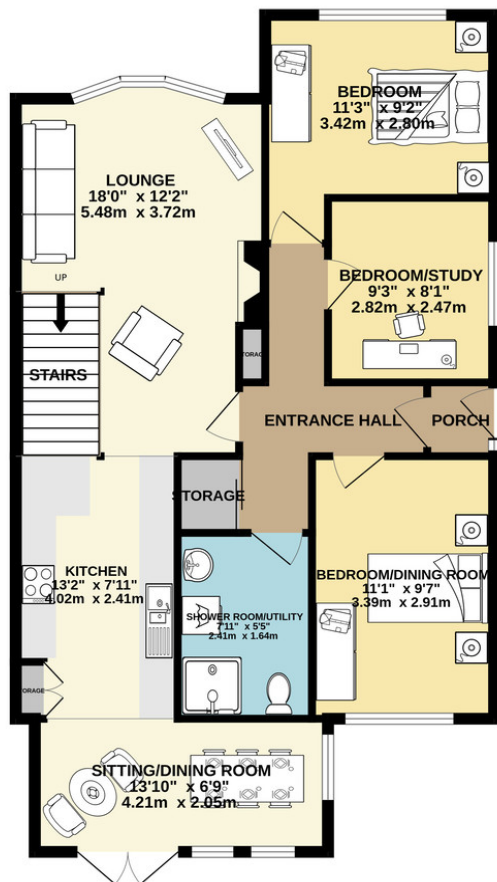
On a lease agreement that started on 31.03.2012 and was a 25 year term.

NOTES

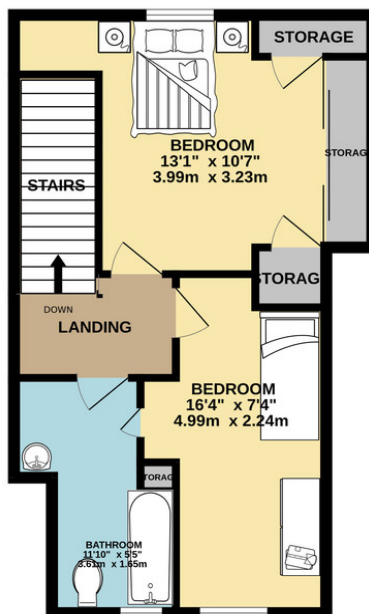
FREEHOLD PROPERTY
GAS CENTRAL HEATING SYSTEM
LAST SERVICE: 2025
COUNCIL TAX BAND: B
SERVICES: MAINS



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		