





GREAT OPPORTUNITY TO PURCHASE A DETACHED HOME WHICH OFFERS EXCELLENT LIVING SPACE WITH ADDITIONAL CONSERVATORY. A sought after village location, this property is positioned on a quiet road in Barnby Dun and should be viewed early to avoid disappointment. The house benefits from pleasant decor throughout and briefly comprises of entrance hallway, living room, dining room, conservatory, kitchen, stairs to the first floor landing, three lovely bedrooms, bathroom with three piece suite, front/rear gardens, driveway and detached garage. AVAILABLE WITH NO UPWARD CHAIN.



ENTRANCE HALL

6' 1" x 12' 5" (1.86m x 3.81m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, two radiators, dado rail, coving and stairs to the first floor.

LIVING ROOM

11' 3" x 12' 6" (3.45m x 3.82m) Wonderful reception space with open access to the dining area at the rear, front facing double glazed bow window, radiator, pebble effect feature electric fireplace and coving to the ceiling.

DINING AREA

9' 3" x 10' 4" (2.82m x 3.17m) Accessed via the lounge with rear facing double glazed sliding doors to the conservatory and a radiator.

CONSERVATORY

10' 7" x 10' 8" (3.23m x 3.27m) Overlooking the garden via the side/rear facing double glazed windows and side facing double glazed French doors to the patio/path.

KITCHEN

8' 1" x 10' 4" (2.48m x 3.15m) Benefitting from a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, electric double oven, plumbing for a washing machine, space for a fridge/freezer, storage cupboard, coving, spotlights, partially tiled walls, rear facing double glazed window and side facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

7' 2" x 5' 5" (2.20m x 1.67m) Providing access to all bedrooms/bathroom, airing cupboard, side facing double glazed window, dado rail, coving and loft access point.

BEDROOM

10' 2" x 12' 7" (3.11m x 3.86m) Double bedroom with front facing double glazed window, radiator, dado rail, coving and television aerial connection.







BEDROOM

10' 3" x 10' 5" (3.13m x 3.18m) Further spacious bedroom at the rear of the house with rear facing double glazed window, radiator, dado rail and coving to the ceiling.

BEDROOM

7' 3" x 5' 5" (2.21m x 1.66m min & 2.97m max) L-shaped room with front facing double glazed window, radiator and coving.

BATHROOM

7' 2" x 5' 5" (2.20m x 1.66m min & 2.25m max) L-shaped bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with bi-folding shower screen, electric shower unit, extractor fan, tiled walls and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking, small lawned area with mature tree on a corner plot and side access to the rear garden/garage.

GARAGE

Single garage with up and over door, power point, lighting and side facing door and window.

REAR GARDEN

Central lawned area, paved patio, fence enclosure and side access gate.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING WITH WATER TANK

INSTALLATION DATE: 20 YEARS +

LAST SERVICE: UNKNOWN

ELECTRICS: ORIGINAL INSTALLATION WHEN BUILT

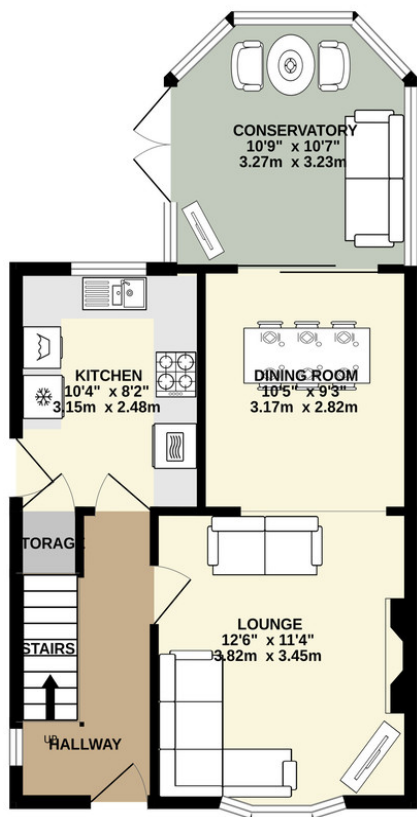
GAS METER LOCATION: SIDE OF HOUSE

ELECTRIC METER LOCATION: SIDE OF HOUSE

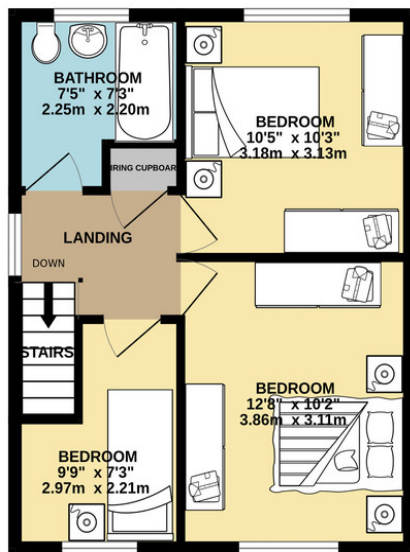
LOFT: NOT BOARDED

SERVICES: MAINS

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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 operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		