





LOVELY OPPORTUNITY TO PURCHASE A DELIGHTFUL MODERNISED TWO BEDROOM SEMI-DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN. A recent renovation of this home now offers move in ready accommodation that should be viewed early to avoid disappointment. Positioned on Herrick Road, you will be within walking distance of all the village amenities and briefly comprises of a new open plan living/dining kitchen at the front, inner hallway, two spacious bedrooms, one bedroom has a separate WC, further double bedroom at the rear, shower room, off street parking on resin driveway, oversize garage, front gravelled garden and lawned rear garden. AVAILABLE FOR SALE WITH NO UPWARD CHAIN AND EARLY INSPECTION RECOMMENDED.



ENTRANCE

Into the kitchen space.

KITCHEN

8' 0" x 10' 5" (2.44m x 3.19m) Beautiful kitchen with a range of modern fitted cabinets at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, partially tiled splash backs, single electric oven, plumbing for a washing machine, space for a fridge/freezer, open access to the lounge/diner, front facing double glazed window and side facing double glazed frosted door to the driveway.

LOUNGE/DINER

11' 5" x 16' 6" (3.50m x 5.03m) Fantastic reception space that is now open plan with the kitchen at the front offering beautiful living/dining area, with front facing double glazed window, radiator, TV aerial point and internal door to the inner hallway.

INNER HALL

6' 0" x 3' 2" (1.83m x 0.97m) Providing access to both bedrooms/shower room, storage cupboard and loft access point with drop down ladder.

BEDROOM

11' 5" x 11' 5" (3.48m x 3.48m) Spacious double bedroom with door to the en-suite WC, rear facing double glazed window and a radiator.

ENSUITE WC

5' 2" x 3' 1" (1.58m x 0.95m) Benefitting from a low flush WC, wash hand basin, mirrored cabinet, radiator and side facing double glazed frosted window.



BEDROOM

8' 1" x 15' 0" (2.48m x 4.58m) Further spacious bedroom with rear facing double glazed sliding doors to the patio and a radiator.

SHOWER ROOM

5' 0" x 7' 11" (1.54m x 2.43m) Superb shower room with modern fixtures including wash hand basin within a vanity drawer unit, low flush WC, shower cubicle, mirrored cabinet, partially tiled walls, radiator and side facing double glazed frosted window.







FRONT GARDEN/DRIVEWAY

Small pebbled area, fence/wall enclosure partial enclosure, open access to the resin driveway providing off street parking to the side of the bungalow and further open access to the rear garden.

REAR GARDEN

Mainly laid to lawn, paved patio, resin driveway in front of the garage and partial fence enclosure.

GARAGE

Oversize garage with front door access.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

EPC RATING: C

HEATING SYSTEM: GAS FIRED BOILER

INSTALLATION DATE: 05/04/2024

**ELECTRICAL INSTALLATION/CHECK DATE:
18/04/2024**

SERVICES: MAINS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		