





DELIGHTFUL COTTAGE IN THE HEART OF BARNBY DUN, STUNNING DECOR THROUGHOUT AND A LOFT CONVERSION. A beautiful move in ready property in the popular village of Barnby Dun with 2/3 bedrooms and a fabulous finish which will impress all buyers. The cottage briefly comprises of entrance into the lounge, kitchen/diner, utility room, WC, stairs to the first floor landing, two first floor bedrooms, both with en-suite shower room and en-suite bathroom, further stairs lead from bedroom two to the attic space which is currently utilised as a bedroom, small front garden and delightful enclosed rear garden with patio. **SUPERB HOME IN DN3.**

ENTRANCE

The property is accessed via the front facing double glazed frosted door to the lounge.

LOUNGE

14' 2" x 10' 6" (4.32m x 3.21m) Beautiful cosy reception space with front facing double glazed sash window, feature log burner with decorative brick surround, radiator, wood flooring, open access to the stairs and door to the kitchen/diner.

KITCHEN/DINER

14' 2" x 11' 8" (4.33m x 3.57m) Stunning open plan kitchen/diner with a range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs, single and half bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, integrated fridge/freezer, integrated dishwasher, radiator, rear facing double glazed window and door to the utility room.

UTILITY ROOM

7' 11" x 11' 3" (2.43m x 3.43m) Further fitted cabinetry, work surfaces with matching splash backs, plumbing for a washing machine, door to the WC, side facing double glazed window, boiler unit in matching cupboard, radiator, spotlights and rear facing double glazed French doors to the garden.

WC

3' 2" x 3' 11" (0.99m x 1.20m) Benefitting from a low flush WC, wash hand basin with tiled splash back, heated towel radiator and spotlights.

STAIRS

Leading from the lounge to the first floor landing.



BEDROOM

14' 1" x 11' 9" (4.30m x 3.60m) Superb double bedroom with rear facing double glazed sash window, radiator, wood floor and door to the en-suite bathroom.

EN-SUITE BATHROOM

8' 0" x 11' 4" (2.46m x 3.46m) Amazing bathroom with corner shower cubicle, rainfall shower head, central bath with shower attachment, wash hand basin within a vanity unit, low flush WC, partially tiled walls, tiled flooring, heated towel radiator, spotlights, extractor fan and rear







facing double glazed frosted window.

BEDROOM

14' 1" x 10' 5" (4.31m max into stairs x 3.20m max)

Versatile space that can be used as a bedroom with door to the en-suite shower room, stairs lead to the loft space, front facing double glazed sash window, radiator and television point.

EN-SUITE SHOWER ROOM

5' 4" x 7' 1" (1.65m max x 2.18m max) Beautifully presented shower room with low flush WC, wash hand basin, shower cubicle, dual shower head, partially tiled walls, tiled flooring and a heated towel radiator.

STAIRS

Leading from bedroom two to the loft space.

LOFT SPACE

12' 1" x 15' 8" (3.69m x 4.78m) This room has been converted to create a bedroom space that is accessible only via bedroom two and benefits from front/rear double glazed windows, radiator and available storage in the eaves cupboards.

FRONT GARDEN

Small front garden with wall enclosure and front gate leading to the path.

REAR GARDEN

There is a right of way via number 4 & 5 to gain access to the rear garden gate. The garden is fence enclosed with gravel beds, paved patio, paved path, mature bushes/shrubs/flower beds, further raised patio with pergola, shed for storage, two outdoor power points, water tap and security light.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

PARKING: IS ON STREET

RIGHT OF ACCESS:

ACROSS NUMBER 4 & 5 TO GAIN ACCESS TO REAR GARDEN GATE

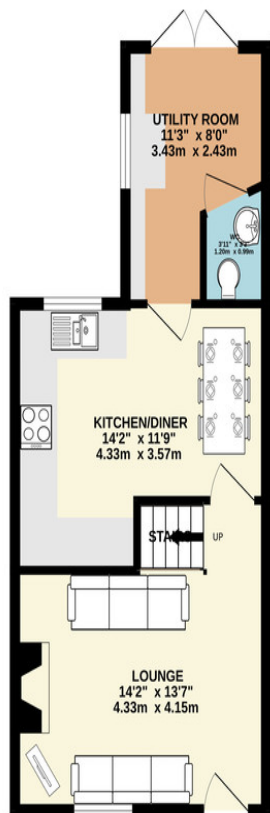
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2026

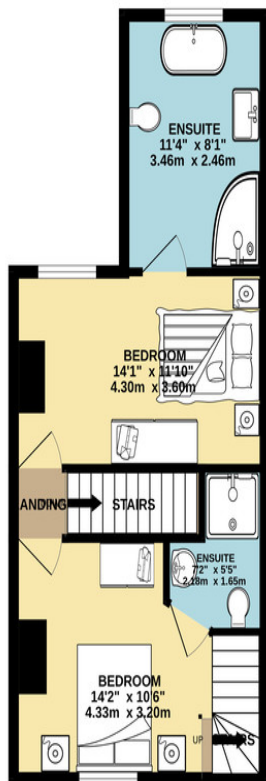
SERVICES: MAINS

EPC: TBC

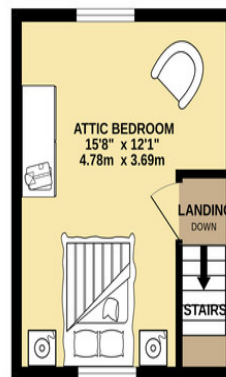
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.8 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.

