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High Street, Barnby Dun, Doncaster, DN3 1DY  
Guide Price £300,000

**BEAUTIFUL DETACHED DORMER BUNGALOW SET WITHIN HIDDEN GARDENS / BEAUTIFUL POSITION OFF THE HIGH STREET / HUGE AMOUNT OF SCOPE AND POTENTIAL / LARGE GARDENS / AMPLE PARKING & GARAGE / NO CHAIN / VIEWING HIGHLY RECOMMENDED //**

This property is beautifully positioned, off the High Street, Barnby Dun, a bit of a hidden gem really. It offers a huge amount of scope and potential and therefore a viewing is encouraged. A typical detached dormer style bungalow with versatile 1½ storey living. The property briefly comprises: Large dining hall, lounge, kitchen, ground floor double bedroom and a bathroom. First floor landing: 2 further good sized bedrooms and a separate wc. Large mature gardens, all nicely hidden off the village high street, with ample parking and a garage. Barnby Dun is an attractive and sought after village, and therefore has a good range of amenities including local shops, schools etc plus beautiful canal side walks on your doorstep.

**ACCOMMODATION**

A traditional timber entrance door leads into the property's dining hall.

**DINING HALL**

**12'6" x 12'0" (3.81m x 3.66m)**

This is a large room with a staircase giving access to the first floor accommodation. There is a timber boarded floor, central heating radiator, delft rail, ceiling light and wall lights. A Georgian bar door gives access into a large open plan lounge.

**LOUNGE**

**23'10" 13'2" max (7.26m 4.01m max)**

This has 2 windows and double doors giving an outlook to the front and rear elevations and access to the side. There are 2 central heating radiators, an open hearth stone fireplace, 2 ceiling lights, wall lights and a timber boarded floor. To the rear there is a door which gives access into the kitchen which can also be accessed from the dining hall.

**KITCHEN**

**13'6" x 9'6" max (4.11m x 2.90m max)**

This is a good size, in need of updating and refitment. There is a single drainer sink unit, a floor standing gas boiler (not working), central heating radiator, strip light, timber casement window and timber casement Georgian bar door. A doorway continues back to the dining hall and lobby.

**LOBBY**

There is a tall storage cupboard with shelf and door to ground floor Bedroom 1.

**BEDROOM 1**

**13'0" x 12'6" (3.96m x 3.81m)**

This is a good sized double room, it has 2 timber casement windows to the front and side elevations, central heating radiator, timber boarded floor, built-in wardrobes, coving and ceiling light.

**BATHROOM**

This has original styled fittings comprising of a panelled bath, wash basin and low flush wc. There is a central heating radiator, timber casement window, picture rail and a ceiling light.

**FIRST FLOOR LANDING**

This has a ceiling light and doors to the bedrooms and first floor wc.

**BEDROOM 2**

**12'9" x 8'8" (3.89m x 2.64m)**

This is a good size room, it has a pvc double glazed window to the front, 2 built-in cupboards, central heating radiator, boarded floor and ceiling light.

**BEDROOM 3**

**12'10" x 9'0" (3.91m x 2.74m)**

This has a pvc double glazed window to the front and a further timber casement window to the side. There is a central heating radiator, a built-in cupboard, timber boarded floor and ceiling light.

**SEPARATE WC**

This is fitted with a low flush wc, wash hand basin, timber casement window, timber boarded floor and a ceiling light.

**OUTSIDE**

The property stands on a surprisingly large and

hidden plot, with trees, shrubbery and hedging to the perimeters providing screening. The gardens themselves are mainly lawned, there is ample parking and driveway which in turn leads to a garage.

**REAR GARDEN**

Outside to the rear of the property there is a court yard style garden with several maturing fruit trees. Plus access to an integral store.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement windows where stated. Age of units various.

HEATING - Requires updating.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT

rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

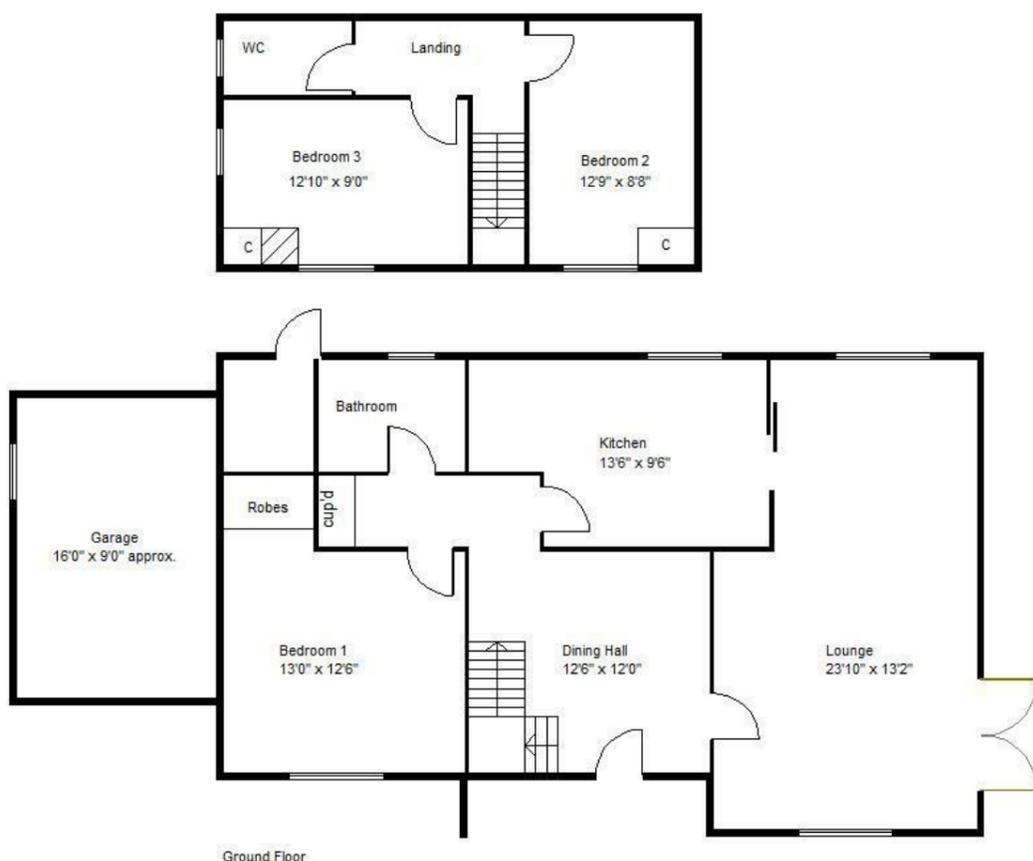
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specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	