





SIMPLY SUPERB DETACHED PROPERTY ON MALTINGS COURT IN KIRK SANDALL. This beautiful family house is fabulously presented to entice all purchasers to view this home. Positioned on the corner of a quiet cul de sac in DN3 it offers spacious accommodation throughout and is within easy reach of the local villages Barnby Dun/Kirk Sandall. The property in brief comprises of entrance hallway, WC, living room, kitchen/diner, utility room, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, family bathroom, front/side/rear gardens, driveway for off street parking and detached single garage. **STUNNING HOME IN DN3.**



ENTRANCE HALL

6' 2" x 6' 10" (1.88m x 2.10m)

The property is accessed via the front facing double glazed frosted door to the entrance hallway with stairs to the first floor, door to the WC, doors to the living room/kitchen and wood flooring.

WC

2' 9" x 6' 5" (0.84m x 1.96m)

Benefitting from a low flush WC, wash hand basin, radiator, tiled walls, wood flooring and an extractor fan.

LIVING ROOM

10' 6" x 20' 5" (3.21m x 6.23m)

Spacious reception room with front facing double glazed window, rear facing double glazed French doors to the patio, radiator with decorative cover, coving to the ceiling, pebble effect gas fire and a feature decorative surround.

KITCHEN/DINER

10' 6" x 20' 4" (3.21m x 6.21m)

Immaculately presented kitchen with a range of fitted kitchen units at both eye and base level, granite work surfaces, central storage island/breakfast bar, American style fridge/freezer, two Smeg double ovens, integrated dishwasher, wine cooler, work surfaces incorporating a single and half bowl wash basin with drainer, four ring hob with extractor fan above, partially tiled splash backs, tiled flooring, radiator, spotlights, open access to the utility room and front/rear facing double glazed windows.



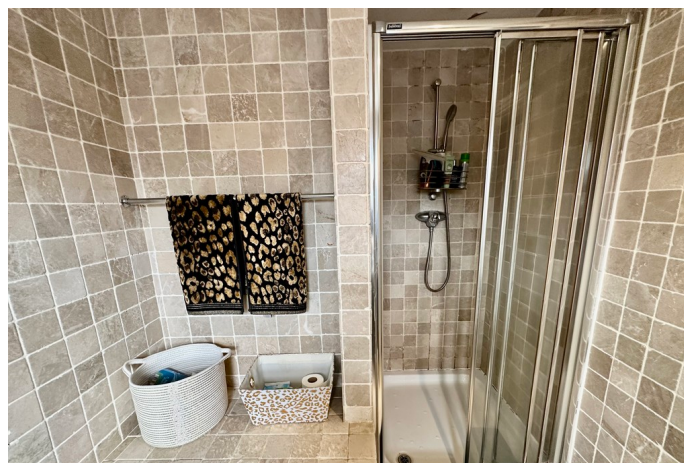
UTILITY ROOM

6' 2" x 9' 8" (1.88m x 2.95m)

Additional utility space with further fitted base units, plumbing for a washing machine, space for a tumble dryer, tiled flooring, radiator, partially tiled splash backs, spotlights, wall mounted boiler unit, single bowl sink, storage cupboard beneath the stairs and rear facing double glazed frosted door to the garden.







STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to all bedrooms/bathroom.

MASTER BEDROOM

10' 8" x 11' 5" (3.26m x 3.50m)

Lovely double bedroom with fitted wardrobes, door to the en-suite shower room, front facing double glazed window and a radiator.

ENSUITE

6' 0" x 6' 7" (1.85m x 2.03m)

Beautiful shower room with tiled walls, tiled flooring, front facing double glazed frosted window, radiator, wash hand basin, shower cubicle and an extractor fan.

BEDROOM

11' 6" x 10' 8" (3.53m x 3.26m)

Further spacious double bedroom to the front of the house with fitted wardrobes, radiator, coving to the ceiling and front facing double glazed window.

BEDROOM

10' 8" x 8' 7" (3.26m x 2.62m)

This bedroom overlooks the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

7' 6" x 8' 5" (2.29m x 2.59m)

The smallest of the four is a spacious single bedroom with rear facing double glazed window and a radiator.

BATHROOM

6' 8" x 9' 2" (2.04m x 2.81m)

Immaculately presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, L-shaped bath with glass shower screen mounted above, dual shower head, spotlights, extractor fan, heated towel radiator and a rear facing double glazed frosted window.

GARDENS

To the front there are a mixture of bushes/small trees, paved pathway leading to the front door and two side access gates. The rear garden has astro turf, raised sleeper beds with gravel, paved patio, side access gate to the driveway and side lawn.

DRIVE & GARAGE

Small driveway in front of the single garage to the side of the property.

NOTES:

FREEHOLD PROPERTY

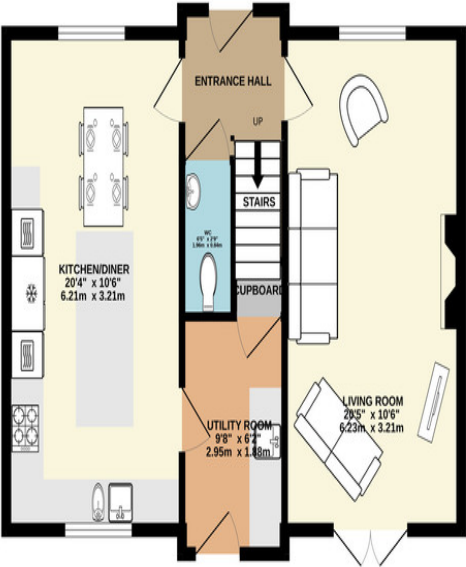
COUNCIL TAX BAND: D

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER – INSTALL APPROX 2002**

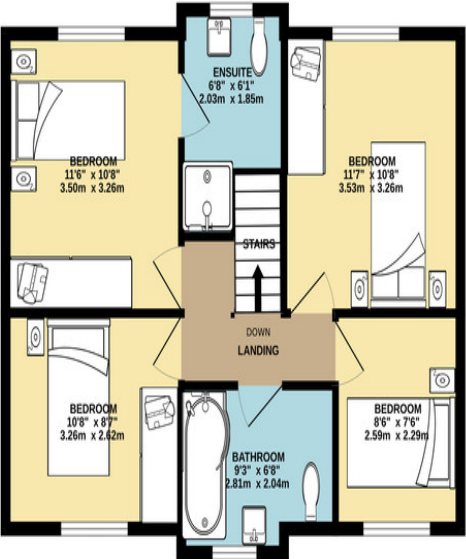
LAST SERVICE: 2025

SERVICES: MAINS

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		