





WHAT A DELIGHTFUL LOCATION OVERLOOKING A GREEN AND POSITIONED IN A SOUGHT AFTER VILLAGE, YOU WILL NOT WANT TO MISS THIS ONE. A spacious two bedroom semi-detached bungalow located on Pinehall Road in Barnby Dun. This lovely home offers purchasers plenty and accommodation that briefly comprises of entrance hallway, lounge with feature fireplace, kitchen, two double bedrooms, bathroom, front/rear gardens, driveway provides off street parking and a detached single garage. FABULOUS BUNGALOW.



ENTRANCE HALL

11' 0" x 3' 1" (3.37m x 0.94m) The property is accessed via the side facing double glazed frosted door to the hallway, radiator, picture rail and a storage cupboard.

LOUNGE

11' 2" x 16' 8" (3.42m x 5.10m) Lovely reception room at the front of the bungalow with feature coal effect gas fire, decorative fire surround, radiator, coving to the ceiling and a front facing double glazed bow window.

KITCHEN

8' 7" x 10' 9" (2.62m x 3.30m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, tiled walls, four ring electric hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, radiator and front facing double glazed window.

BEDROOM

8' 7" x 14' 11" (2.64m x 4.55m) The main bedroom benefits from fitted wardrobes, storage cupboards above the bed space, radiator, coving and rear facing double glazed window.

BEDROOM

11' 1" x 11' 4" (3.39m x 3.46m) Currently utilised as a dining room this offers versatile use and would also be a double bedroom with rear facing double glazed window, radiator and coving.

BATHROOM

5' 6" x 6' 3" (1.68m x 1.91m) Pleasant bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, tiled walls, radiator, loft access point and side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Lawned front garden with bushes, wall enclosure to the front/side and double gates leading to the off street parking on the driveway.

REAR GARDEN

Central lawn separated by concrete path, surrounding beds with mixed bushes/trees, fence enclosure and side open access to the driveway.







GARAGE

Single garage located to the rear of the driveway.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING BOILER**

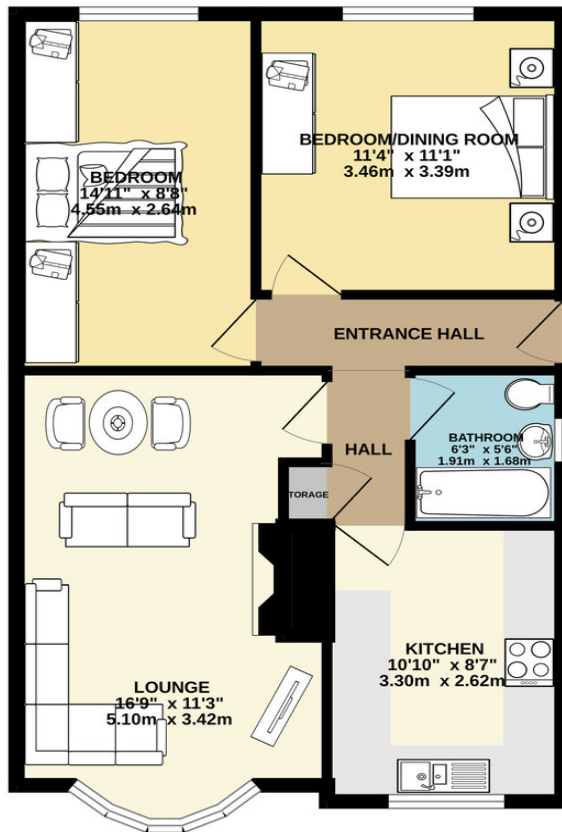
LAST SERVICE: JANUARY 2026

ELECTRICS: NOT CHECKED

SERVICES: MAINS



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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 reliability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-10	G		