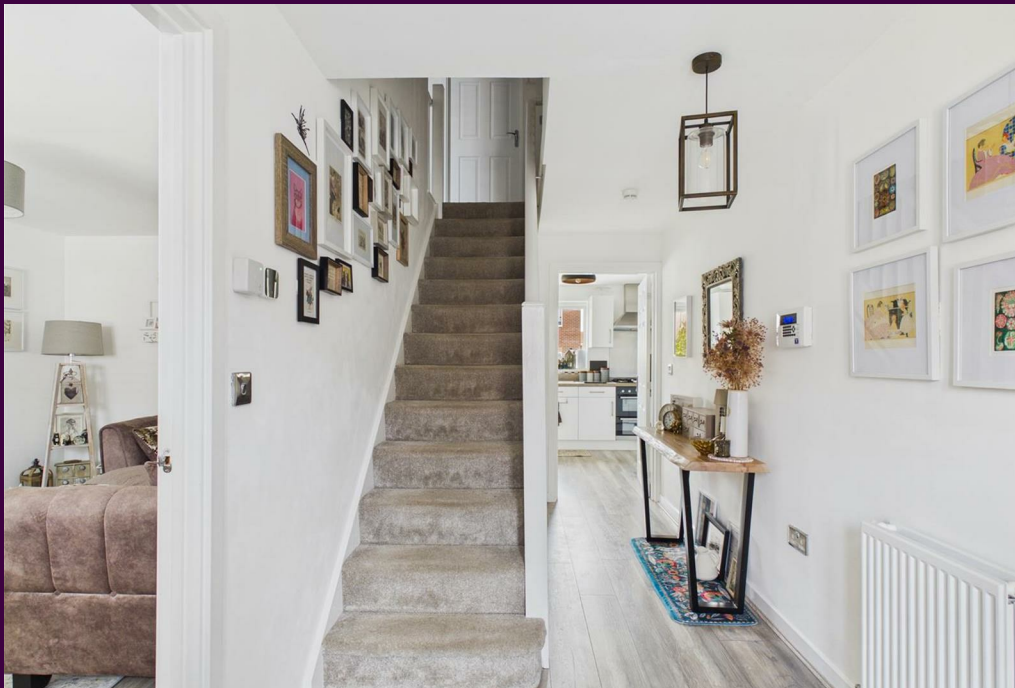


Lindum Way, Ingleby
Barnsley



£289,995

IH INGLEBY HOMES





Situated in this popular 'Rings' location of Ingleby Barwick, perfectly positioned for fantastic local amenities and close to 'highly regarded' schooling, this fine family home is built to the 'Winster' design and certainly merits internal inspection.

Delivering practical and spacious accommodation, with the independent lounge, superb open-plan kitchen/diner, and four of five of the bedrooms being comfortable doubles - all being features worthy of mention.

The especially attractive gardens are a credit to the seller, the rear being full fence enclosed with a discreet incorporated bin store, bringing well-tended lawn, established and well-stocked borders boasting an abundance of planting and greenery, and re-laid far-corner patio - path connected to the near end.



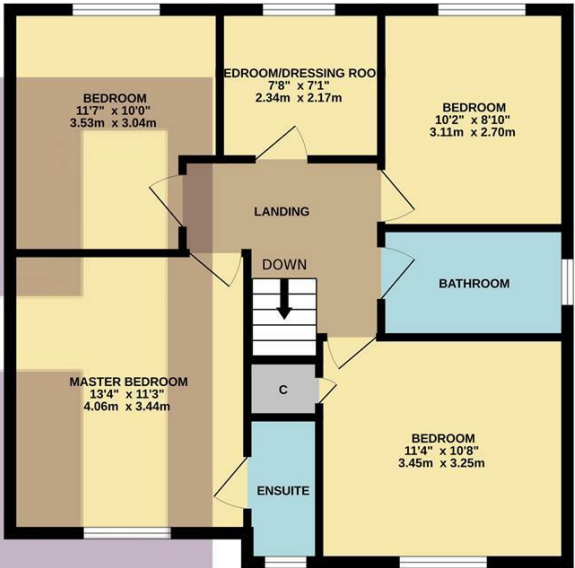
Internally, the accommodation briefly comprises a welcoming entrance hall, spacious lounge, impressive open-plan kitchen/diner with 'French' doors to the garden, utility and cloakroom/WC off to the ground floor. The first floor provides five bedrooms, the 'Master' with stylish modern ensuite, complimented by the separate family bathroom.

The Layout

GROUND FLOOR



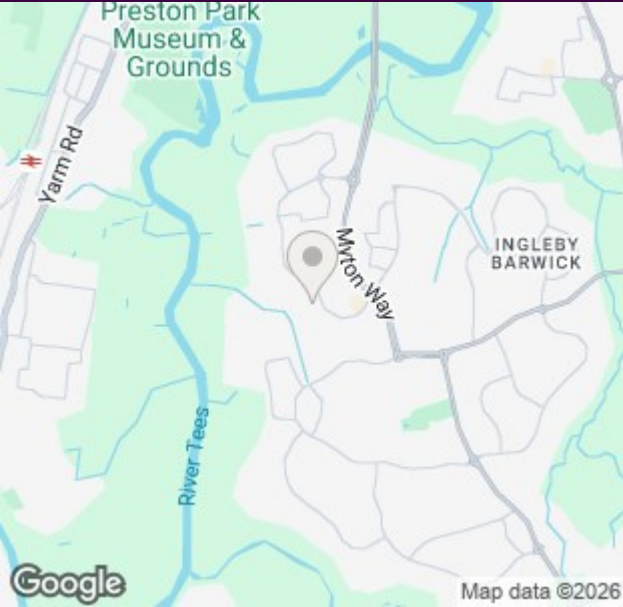
1ST FLOOR



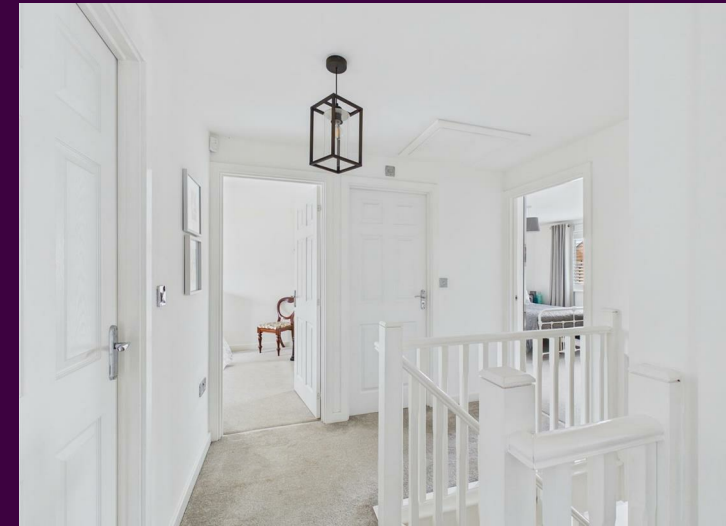
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	81	90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

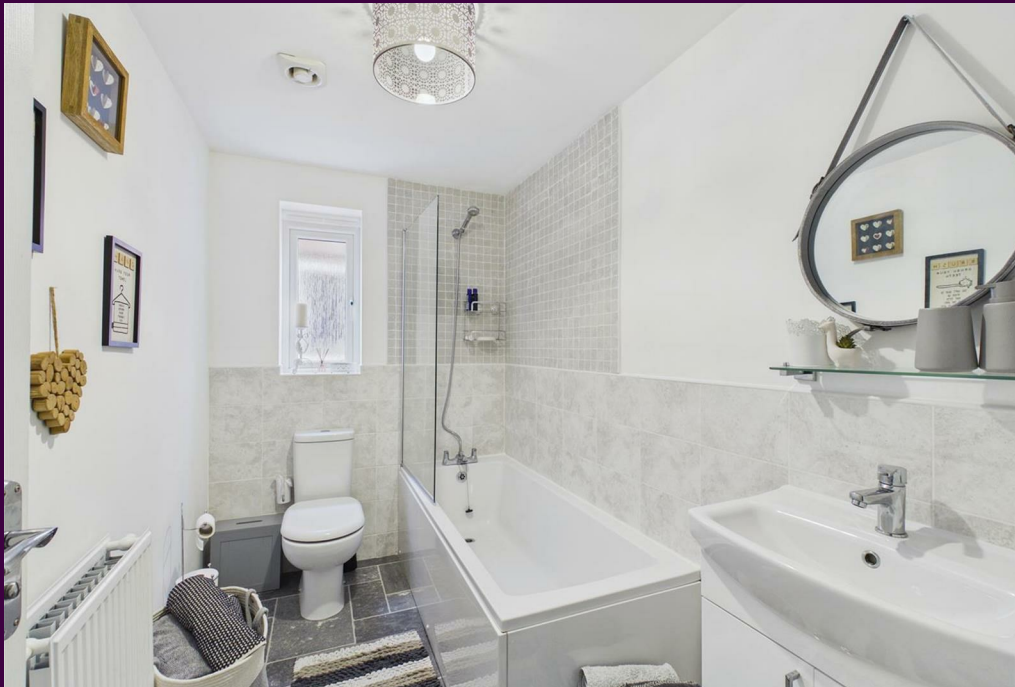
The Location



Council Tax Band: E
Tenure: Freehold



- Built in 2020 to the popular 'Winster' design
- Especially attractive front and rear gardens ,double width drive and garage
- Spacious independent lounge and separate, impressive open-plan kitchen/diner
- Five first floor bedrooms, four doubles, 'Master' with modern ensuite
- Favoured 'Rings' location within Ingleby Barwick
- Well presented and very attractive throughout, viewing advised



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