



### 3 Spring Lane, Barnsley, S71 3EX

An impressive three-bedroom detached, double-fronted home, beautifully extended and offering exceptional living space, set within a generous plot with an outstanding rear garden and off-road parking.

This attractive property boasts a welcoming and spacious lounge with direct access onto the garden, creating a perfect space for both relaxing and entertaining. To the front, an impressive dining room provides an ideal setting for family meals and social gatherings. The well-appointed kitchen is complemented by a useful utility area, and downstairs WC facilities, adding practicality to everyday living.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, making it an ideal home for growing families.

Externally, the home truly shines with its superb rear garden — a standout feature offering plenty of space for outdoor living, gardening, or future landscaping opportunities. Off-road parking further enhances the convenience of this home and a garage.

Situated in a sought-after location, the property is within easy reach of local schools, amenities, and transport links.

**£300,000**

- Amazing 3 Bed Detached Home
- So Much Potential
- Amazing Garden
- Spacious Lounge & Dining Room
- Kitchen/Utility Area
- 2 Bathrooms
- 3 Great Sized Bedrooms
- Off Road Parking
- Close to Schools, Parks, Amenities
- MUST SEE!!



Approximate total area<sup>®</sup>  
50 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	