





**FANTASTIC EXTENDED
DETACHED BUNGALOW WITH
LOFT CONVERSION AND A
DOUBLE GARAGE. Located in
the popular village of Barnby Dun,
it is only via an internal inspection
that you will fully appreciate the
space available and a viewing is
highly recommended. The property
is positioned on a lovely sized
garden plot and is sure to impress
all purchasers. The property briefly
comprises of entrance porch,
entrance hallway, lounge, kitchen,
dining room/bedroom,
conservatory, master bedroom with
en-suite shower room, further
ground floor bedroom, bathroom,
stairs to the attic bedroom, front
garden, driveway, double garage
and rear garden. AVAILABLE
WITH NO ONWARD CHAIN.**

ENTRANCE PORCH

3' 10" x 2' 1" (1.19m x 0.66m) Front facing double glazed French doors leads to the porch and single glazed frosted door leads to the hallway.

HALLWAY

5' 0" x 15' 8" (1.54m x 4.78m) Providing access to all accommodation, storage cupboard and access to the stairs.

LOUNGE

14' 10" x 11' 10" (4.54m x 3.62m) Lovely bright reception room with front/side facing double glazed windows, side facing glass block window, radiator, coal effect gas fire with decorative surround and a television aerial point.

KITCHEN

10' 2" x 11' 11" (3.12m x 3.65m) With rear facing double glazed bay window, fitted eye and base level kitchen units, work surface incorporating a single bowl sink with drainer, plumbing for a washing machine, space for a cooker, radiator, extractor fan, storage cupboards and side door to the side entrance hallway.

SIDE ENTRANCE

2' 8" x 2' 11" (0.82m x 0.91m) Side facing double glazed frosted door to the garden and boiler cupboard.

DINING ROOM/BEDROOM

11' 10" x 8' 7" (3.62m x 2.64m) Versatile room with rear facing double glazed French doors to the conservatory, two rear facing double glazed windows, radiator and coving to the ceiling.



CONSERVATORY

8' 0" x 11' 11" (2.46m x 3.64m) Overlooking the garden via the side/rear facing double glazed windows, rear facing double glazed French doors, radiator and tiled flooring.

BEDROOM

11' 2" x 12' 2" (3.42m x 3.71m) Extended bedroom with door to the en-suite shower room, rear facing double glazed window and a radiator.







ENSUITE

7' 1" x 7' 0" (2.16m max x 2.15m max) Comprising of a low flush WC, wash hand basin, shower cubicle, tiled walls, radiator, extractor fan and shaving point.

BEDROOM

11' 10" x 11' 11" (3.61m x 3.64m max) Further spacious bedroom with front facing double glazed window, storage cupboard beneath the stairs and a radiator.

BATHROOM

6' 5" x 6' 1" (1.98m x 1.86m) Nicely presented bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with shower attachment, tiled walls, radiator, extractor fan and rear facing double glazed frosted window.



STAIRS

Leading from the hallway to the first floor landing.

LOFT BEDROOM

13' 11" x 11' 4" (4.26m max x 3.47m max) Additional bedroom space in the loft with large storage cupboard, further storage with sliding door access, radiator and a rear facing double glazed window.

FRONT GARDEN & DRIVEWAY

Double gates lead to the driveway providing off street parking, small lawned front garden, wall/fence enclosure and side access gate to the rear garden.

DOUBLE GARAGE

Benefitting from power, lighting, double electric doors and further side door to the rear garden.

REAR GARDEN

Beautiful lawned rear garden with mixed bushes/trees, raised planters, greenhouse, shed and fence enclosure.

NOTES

FREEHOLD PROPERTY

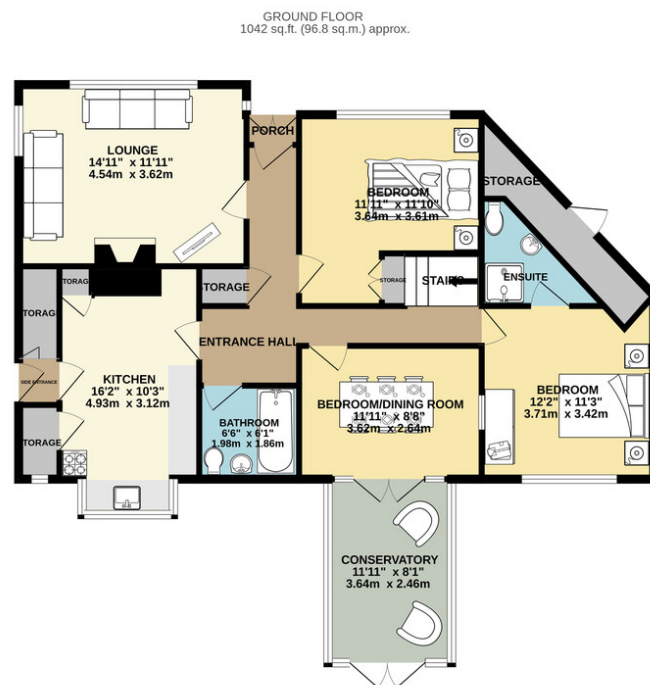
COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2025

SERVICES: MAINS





TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		