





**SUPERB TWO BEDROOM SEMI DETACHED BUNGALOW, BEAUTIFULLY PRESENTED AND PROVIDES A MOVE IN READY HOME WITHIN DN3. A pleasant village location in Barnby Dun that is much sought after due to the local amenities and fabulous canal/countryside walks nearby. The property is now available for sale with no onward chain and should be viewed promptly to avoid any disappointment. In brief the accommodation comprises of side entrance into the kitchen, living/dining room, inner hall, two lovely bedrooms, shower room, front garden/driveway, single detached garage and rear garden. AVAILABLE WITH NO CHAIN.**



### ENTRANCE

Into the kitchen.

### KITCHEN

8' 0" x 10' 8" (2.45m x 3.26m) Lovely kitchen space with a range of fitted cabinetry at base level, work surfaces with tiled walls, single bowl sink with drainer unit, space for a cooker with electric hob, extractor fan above, space for a fridge/freezer, plumbing for a washing machine, boiler unit within cupboard, radiator, tiled flooring, front facing double glazed window and side facing double glazed frosted door to the driveway.

### LOUNGE/DINER

11' 5" x 16' 6" (3.48m x 5.05m) Beautiful bright reception room ideal for living/dining, front facing double glazed bow window, radiator, coving to the ceiling, door to the hallway and a feature gas fire with decorative surround.

### INNER HALL

5' 10" x 3' 1" (1.78m x 0.95m) Providing access to all bedroom/shower room, storage cupboard and coving.

### BEDROOM

11' 2" x 11' 6" (3.41m x 3.51m) Fantastic double bedroom with fitted wardrobes/storage, radiator, coving and rear facing double glazed window.

### BEDROOM

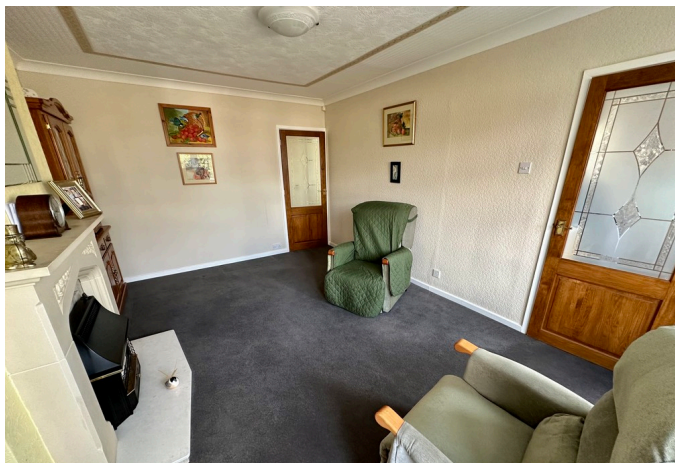
8' 2" x 15' 1" (2.49m x 4.61m) Second spacious bedroom with rear facing double glazed French doors to the garden, rear facing double glazed window, radiator and coving.



### SHOWER ROOM

8' 0" x 8' 7" (2.44m max x 2.63m) Fabulous modern shower area with low flush WC, wash hand basin, walk-in wet area with glass shower divide, electric shower unit, tiled walls, tiled flooring, coving, loft access point, extractor fan, radiator and side facing double glazed frosted window.







### FRONT GARDEN/DRIVEWAY

Double gates lead to the driveway providing off street parking on the paved driveway, small wall enclosed front garden with mature bushes and side access to the rear garden.

### GARAGE

Single garage with electric garage door, further side door/window to the garden, plus benefits from power points and lighting.

### REAR GARDEN

Fence enclosed rear garden with raised decking/ramp, paved patio, mature shrubs/flower beds, summer house and shed.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

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

**INSTALLATION DATE: 2017**

**LAST SERVICE: 25/11/2025**

**ELECTRICS INSTALLATION: UNKNOWN**

**GAS METER LOCATION: KITCHEN**

**ELECTRIC METER LOCATION: HALLWAY CUPBOARD**

**WATER METER LOCATION: PAVEMENT**

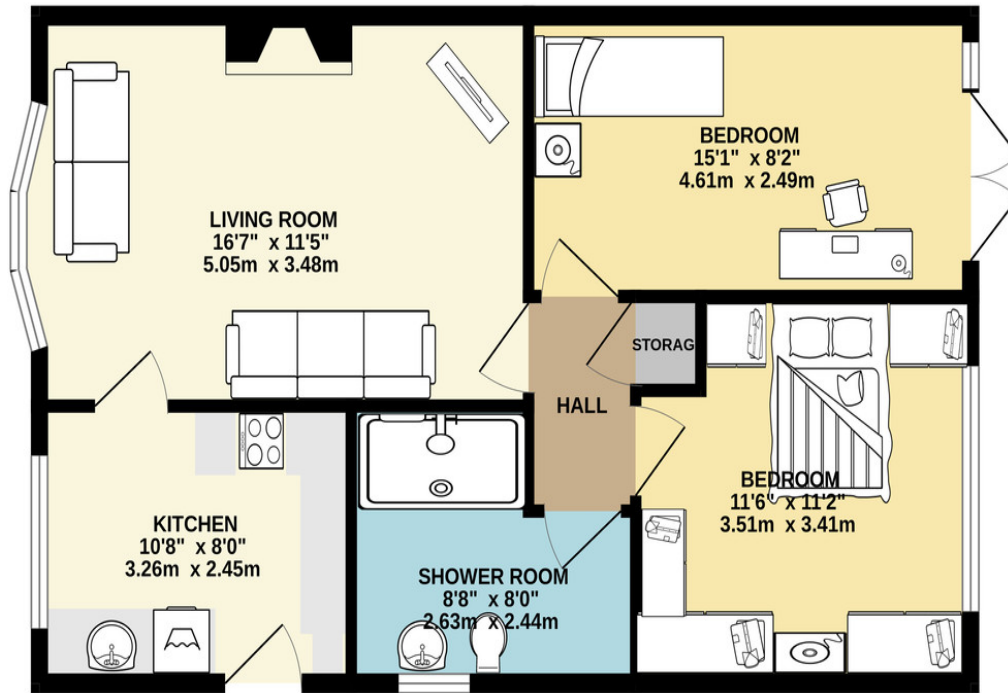
**GARDEN FACES: SOUTH WEST**

**LOFT: NOT BOARDED & NO LADDER**

**SERVICES: MAINS**



## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		

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.