





EXTENDED BUNGALOW OFFERING EXCELLENT SPACIOUS ACCOMMODATION WITH THREE BEDROOMS, TWO RECEPTION SPACES AND A CENTRAL BARNBY DUN LOCATION. Pleasant position within this sought after village, just a short walk to local shops, chemist and public transport link. Although in need of some renovation this spacious bungalow offers plenty of potential and briefly comprises of entrance hallway, living room, dining area, extended kitchen, inner hall, three bedrooms, shower room, front garden, driveway, car port, garage and rear garden. **GREAT LOCATION IN DN3.**



ENTRANCE HALL

11' 9" x 3' 8" (3.60m x 1.12m) The bungalow is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, storage cupboard, coving and access doors to all accommodation.

LIVING ROOM

10' 2" x 17' 9" (3.10m x 5.43m) Spacious living room with open access to the dining area, front facing double glazed bow window and a radiator.

DINING ROOM

7' 10" x 11' 1" (2.41m x 3.40m) Lovely dining area with rear facing double glazed sliding doors to the kitchen, radiator, laminate flooring, coving and open arch to the lounge.

KITCHEN

7' 4" x 13' 10" (2.26m x 4.24m) Spacious kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan, single electric oven, space for a fridge/freezer, plumbing for a washing machine, tiled flooring, radiator, two side facing double glazed windows, rear facing double glazed window and side facing double glazed frosted door to the garden.

BEDROOM

11' 1" x 11' 4" (3.40m x 3.46m) Fabulous double bedroom with fitted wardrobes, front facing double glazed window, radiator and coving.

BEDROOM

9' 5" x 11' 2" (2.89m x 3.41m) Further double bedroom with rear facing double glazed French doors to the garden, radiator and coving.

BEDROOM

8' 0" x 6' 10" (2.45m x 2.09m) Single bedroom with side facing double glazed window, radiator and coving.

SHOWER ROOM

5' 2" x 7' 10" (1.58m x 2.39m) Nicely presented shower room with his and hers wash basins within a vanity unit, mirrored cabinet, low flush WC, shower cubicle with dual shower head, tiled walls, heated towel radiator, loft access point and rear facing double glazed frosted window.







FRONT GARDEN/DRIVEWAY

Small front garden with gravelled/paved area, wall/hedge to the front, fence to the side, driveway provides off street parking leading to the car port at the side.

GARAGE

Single garage to the rear of the property with up and over door.

REAR GARDEN

Fence enclosed rear garden with raised decking, lower astro turf area and slate beds.



NOTES

FREEHOLD PROPERTY

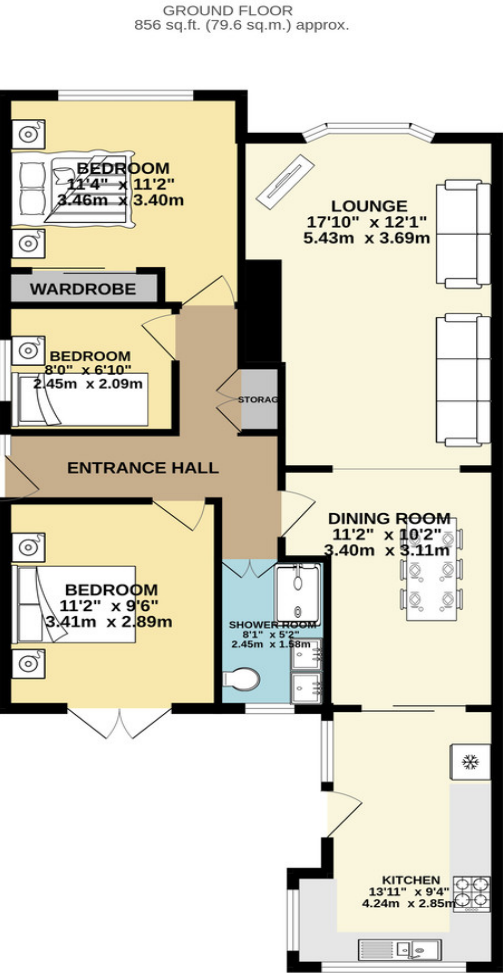
COUNCIL TAX BAND: C

SERVICES: MAINS

HEATING SYSTEM: GAS FIRED

LAST SERVICE: 2024





TOTAL FLOOR AREA: 856 sq.ft. (79.6 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		