





**A LOVELY HOME WITH THREE BEDROOMS AND A CONSERVATORY EXTENSION IN BALBY.** This beautiful house occupies a corner plot on a popular residential estate and should be viewed early to avoid disappointment. It is within two miles of the A1M access and offers deceptively spacious accommodation throughout, briefly comprising of entrance hall, living room, kitchen/breakfast area, conservatory, landing, three bedrooms, bathroom, corner plot with gardens to three sides, driveway and a single garage. **THIS FABULOUS HOME MUST BE SEEN TO BE APPRECIATED.**

#### **ENTRANCE HALL**

5' 2" x 3' 6" (1.60m x 1.08m) Providing access to this fabulous three bedroom home in Balby via the side facing door to the entrance hallway, radiator, coving to the ceiling, stairs to the first floor landing and access door to the reception space.

#### **LIVING ROOM**

15' 5" x 12' 2" (4.70m max extent x 3.71m max extent) This lovely room offers a spacious reception area with front facing double glazed window overlooking the front garden, radiator, laminate flooring and coving to the ceiling.



#### **KITCHEN/BREAKFAST ROOM**

12' 1" x 8' 3" (3.70m x 2.54m) An open plan kitchen/breakfast area with modern fitted units at eye and base level, with rolled top surfaces incorporating a single bowl sink with drainer unit, five ring gas hob with extractor hood above, space for a freestanding American style fridge/freezer, plumbing for a washing machine, partially tiled splash backs above work surfaces, under lighters and over lighters integrated in kitchen units, storage cupboard beneath the stairs, rear facing double glazed window,

radiator and a side facing door leading to the conservatory extension.

### **CONSERVATORY**

9' 7" x 10' 9" (2.93m x 3.30m) A beautiful room offering views over the pleasant landscaped garden with rear facing double glazed French doors to the patio, rear, side and front facing double glazed windows, radiator and laminate flooring, plus space for a tumble dryer.

### **STAIRS**

Leading from the entrance hallway to the landing.

### **LANDING**

10' 11" x 2' 7" (3.35m x 0.79m) Providing access to all bedrooms and the bathroom.

### **BEDROOM**

12' 2" x 8' 5" (3.72m x 2.57m) Lovely size double bedroom benefitting from views over the rear garden via the double glazed window, radiator, spotlights to the ceiling, coving to the ceiling and a storage cupboard above the stairs.

### **BEDROOM**

10' 7" x 5' 10" (3.23m x 1.80m) With front facing double glazed window, coving to the ceiling, spotlights and a radiator.

### **BEDROOM**

7' 8" x 6' 0" (2.36m x 1.84m) With front facing double glazed window, coving to the ceiling and a radiator.







### **BATHROOM**

9' 3" x 4' 5" (2.84m x 1.36m) A lovely presented bathroom with a three piece white suite comprising of a low flush WC, wash hand basin, bath with electric shower unit above, partially tiled walls, spotlights, side facing double glazed frosted window and a loft access point.

### **FRONT GARDEN**

A small front garden with border wall sweeping round the corner plot, gravel/shrub beds add to the kerb appeal of this fantastic home and the property is accessed from the side via a path.



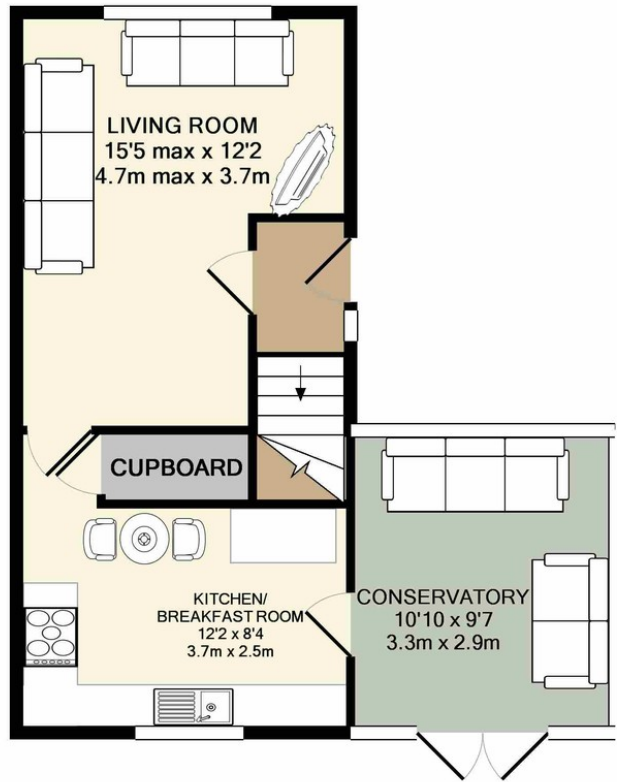
### **REAR GARDEN**

A beautifully kept garden with central laid to lawn area, surrounding slate/shrub beds, further raised slate bed, paved patio and a fence enclosure.

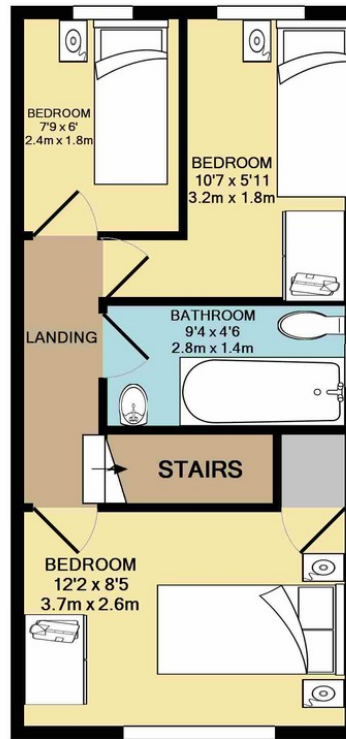
### **DRIVEWAY & GARAGE**

Side double gates provide access to the paved driveway offering off street parking and leading to the single detached garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	