





**A STUNNING THREE BEDROOM SEMI DETACHED HOME WHICH HAS BEEN RENOVATED AND MODERNISED.** The property is located on Sheppard Road in Balby and offers spacious modern accommodation for a family. It has been renovated to a great standard and offers a move in ready home for any buyer. In brief it comprises of entrance hall, living room with bay window, open plan kitchen/dining room with central island, landing, three bedrooms and a fabulous new bathroom suite. **MOVE IN READY AND SHOULD BE VIEWED QUICKLY TO AVOID DISAPPOINTMENT.**

#### **ENTRANCE HALL**

14' 10" x 6' 0" (4.53m x 1.84m) This delightful semi in Balby is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, and two concealed storage cupboards beneath the stairs.

#### **LIVING ROOM**

11' 6" x 10' 9" (3.52m x 3.30m) A lovely bright living space to the front of the property with front facing double glazed bay window, radiator and a television point.

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

12' 4" x 10' 9" (3.77m x 3.29m) The main selling feature of this home is the superb kitchen/breakfast area with open access to the dining area and a fantastic central island with matching eye and base level units, work surfaces incorporate a single and half bowl sink with drainer unit, four ring electric hob within the central island with feature extractor hood above, single electric oven, integrated fridge, integrated freezer, integrated dishwasher, plumbing for a washing machine, spotlights to the ceiling, laminate flooring and rear facing double glazed French doors leading to the garden.



### **DINING AREA**

5' 9" x 9' 0" (1.77m x 2.75m) With open access to the kitchen area this is a lovely bright room with rear and side facing double glazed windows, radiator, laminate flooring and feature central light.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

9' 2" x 6' 0" (2.81m x 1.84m) Providing access to all bedrooms and the bathroom, side facing double glazed window and a loft access point.

### **BEDROOM**

11' 6" x 10' 11" (3.52m x 3.33m) A spacious double bedroom with front facing double glazed bay window, radiator and a television point.

### **BEDROOM**

12' 5" x 10' 9" (3.79m x 3.29m) Second double bedroom offering views over the rear garden via the double glazed window and radiator.

### **BEDROOM**

8' 2" x 6' 0" (2.49m x 1.84m) Suitable single bedroom located to the front of the property with front facing double glazed window and a radiator.

### **BATHROOM**

6' 2" x 6' 0" (1.88m x 1.85m) A beautifully presented bathroom comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, dual shower head, heated towel radiator, partially tiled walls, extractor fan and a rear facing double glazed frosted window.







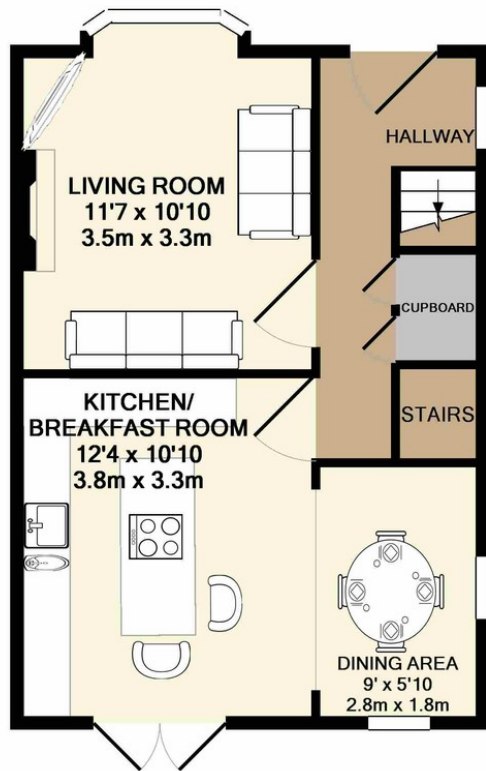
### **FRONT GARDEN**

Providing a concrete and gravel area, partially fence enclosed to the side and front, plus a shared access path to the rear garden.

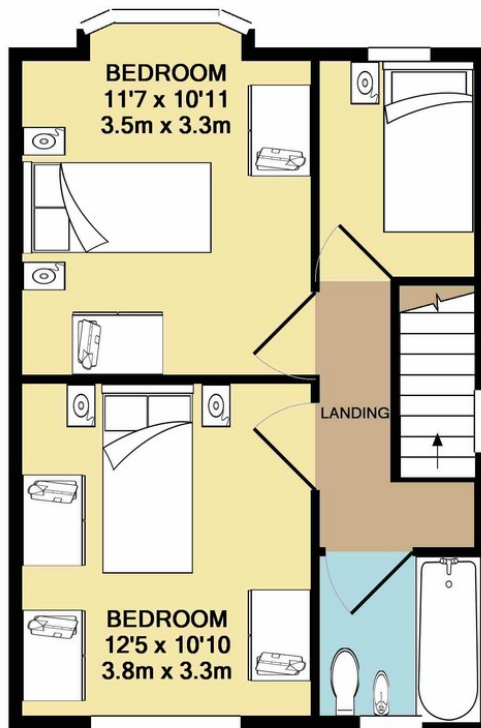
### **REAR GARDEN**

A generous rear garden with concrete/paved patio, mainly laid to lawn with raised rockery and a partial fence/hedge enclosure.





GROUND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 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  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	60
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	53
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	