





SUPERB BARNBY DUN LOCATION, JUST A SHORT WALK TO THE LOCAL SHOPS AND OFFERING A TWO BEDROOM SPACIOUS SEMI-DETACHED BUNGALOW. Perfect for someone looking to be in the heart of this popular village and boasts deceptively spacious accommodation throughout. The property in brief comprises of entrance area, living room, dining area/ladder to loft space, kitchen, inner hall, two bedrooms, bathroom, front/rear gardens, driveway and a detached single garage. LOVELY HOME AND AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

11' 8" x 3' 7" (3.58m x 1.11m) On entering this delightful bungalow in Barnby Dun you will not be disappointed with the bright and airy welcoming area, opening up into a dining area, with side facing double glazed frosted door to the entrance hallway, radiator, parquet flooring, open arch to the dining area and providing access to the rest of the accommodation.

LIVING ROOM

18' 0" x 10' 2" (5.50m x 3.10m) Positioned at the front of the property, again a lovely bright room with front facing double glazed window, two radiators, coving to the ceiling, telephone point and a television point.



DINING AREA/LADDER TO LOFT

9' 6" x 10' 9" (2.91m x 3.29m) Accessed from the entrance area with parquet flooring, rear facing double glazed window overlooking the garden, radiator and a loft access ladder.



KITCHEN

11' 9" x 7' 10" (3.60m x 2.39m) Benefitting from fitted kitchen units at eye and base level, rolled top work surfaces, incorporating a single bowl sink with drainer unit, space for a freestanding cooker with gas hob, partially tiled splash back above the surfaces, radiator, storage cupboard, plumbing for a washing machine, rear facing double glazed window and a rear facing double glazed frosted door to the garden.

INNER HALL

7' 4" x 2' 7" (2.26m x 0.80m) Providing access to both bedrooms with storage cupboard.

BEDROOM

11' 2" x 11' 5" (3.41m x 3.49m) Spacious double bedroom with fitted wardrobes/cupboards, radiator, front facing double glazed window and coving to the ceiling.

BEDROOM

7' 11" x 6' 10" (2.43m x 2.10m) With a side facing double glazed window, radiator and wood flooring.

BATHROOM

7' 11" x 5' 4" (2.43m x 1.64m) Nicely presented bathroom comprising of a three piece suite, benefitting a low flush WC, wash hand basin within a vanity unit, bath with shower curtain rail mounted above, electric shower unit, partially tiled walls, heated towel radiator, radiator and a rear facing double glazed frosted window.

LOFT SPACE

Accessed from the fixed ladder within the dining area, this space benefits from a rear facing double glazed window, storage space, radiator and lighting.







FRONT GARDEN

Partially wall enclosed, central gravelled area, open access to the driveway leading to the rear and providing off street parking.

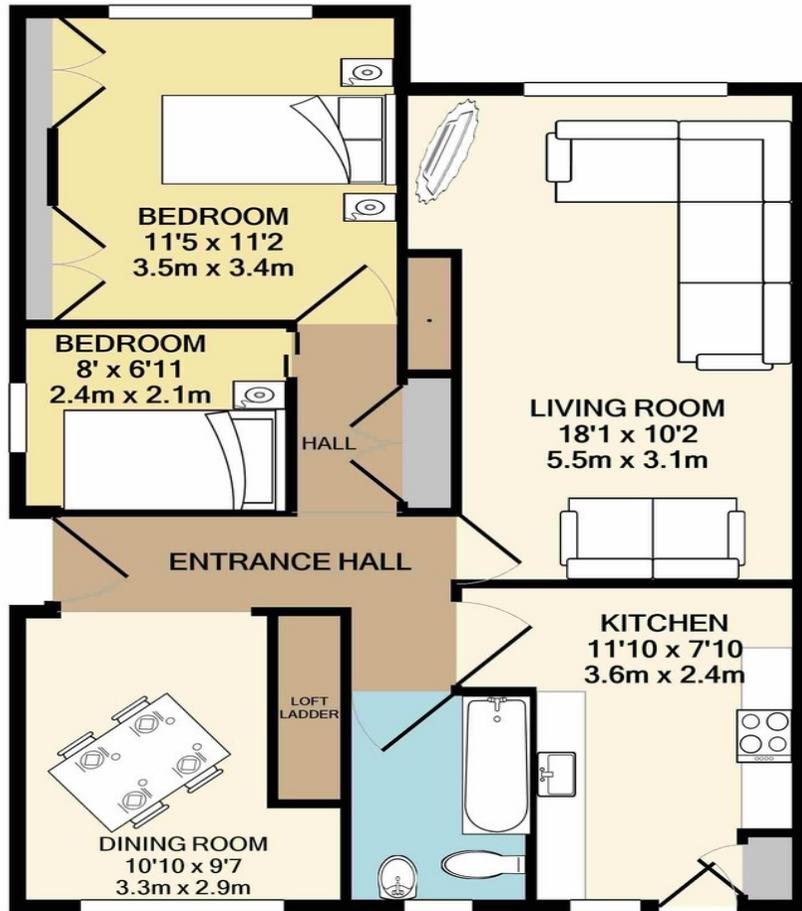
DRIVEWAY & GARAGE

With space for two/three cars to park and providing access to the rear garden/garage. The garage benefits from an up and over door.

REAR GARDEN

Wonderful private garden with a lawn in the centre, further concrete area to the rear, side access to the driveway, hedge/fence partial enclosure and a storage outbuilding.





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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 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