







**FANTASTIC TWO BEDROOM SEMI-DETACHED HOUSE LOCATED IN BARNBY DUN WITH GARAGE.** This property is available with no upward chain and vacant possession. A great location within Barnby Dun, just a short walk to local amenities, across the road from the local farm shop and round the corner from the local public house/restaurant. The property in brief comprises of; entrance hall, living room, kitchen/dining area, rear lean to, stairs, first floor landing, two bedrooms, bathroom, gardens, shared access to garage at the rear providing off street parking. **A WONDERFUL PROPERTY IN A LOVELY VILLAGE.**

#### **ENTRANCE HALL**

3' 6" x 3' 4" (1.08m x 1.04m) The property is set back from High Street and is entered via the front facing double glazed frosted door to the entrance hallway, with access door to the reception room, radiator and stairs leading to the first floor.

#### **LIVING ROOM**

14' 2" x 11' 4" (4.32m x 3.47m) Lovely bright living space with views over the front garden via the front facing double glazed half bay window, radiator, television point, telephone point, decorative fireplace and a storage cupboard beneath the stairs.

#### **KITCHEN**

8' 6" x 9' 9" (2.61m x 2.99m) Positioned to the rear of the property and benefits from fitted kitchen units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, partially tiled splash backs above the work surfaces, rear facing double glazed door, rear facing double glazed window and open access to the small dining area.





### **DINING AREA**

9' 8" x 5' 4" (2.97m x 1.64m) With an arch leading from the kitchen this provides a dining space with side facing double glazed window, dado rail and a radiator.

### **LEAN-TO UTILITY AREA**

5' 6" x 9' 4" (1.69m x 2.85m) A small lean-to attached to the rear of the property which is in need of upgrading with side facing single glazed door to the garden, side and rear facing single glazed windows, wall mounted power points and plumbing for a washing machine.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

6' 4" x 5' 2" (1.94m x 1.60m) Providing access to the bedrooms/bathroom and benefitting from a side facing double glazed window and a loft access point.

### **BEDROOM**

11' 8" x 9' 11" (3.56m x 3.04m) The largest of the two bedrooms to the front of the property with front facing double glazed half bay window, radiator, boiler unit is housed within a storage cupboard and a television point.

### **BEDROOM**

12' 3" x 7' 11" (3.74m x 2.42m) A spacious second bedroom overlooking the rear garden via the rear facing double glazed window, radiator, coving to the ceiling and a television point.











### **BATHROOM**

6' 6" x 6' 3" (2.00m x 1.92m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, shower unit is wall mounted, partially tiled walls, heated towel radiator, extractor fan and a rear facing double glazed frosted window.

### **FRONT GARDEN**

The front garden offers a large lawn area with mature trees, shrubs, shared access pathway and side private access to the rear garden.

### **SHARED ACCESS**

A driveway to the side of the properties allows shared access to the gravelled parking area and garages at the rear.

### **REAR GARDEN**

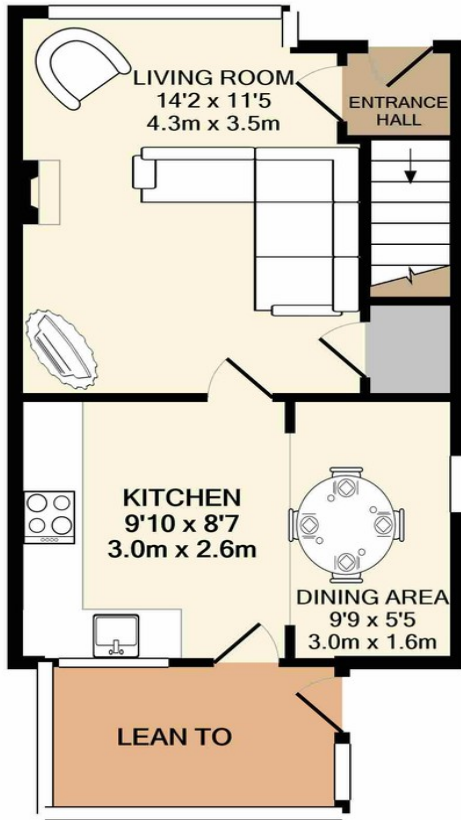
A fence enclosed rear garden with paved/gravelled area, raised decking and a rear access gate.

### **SINGLE GARAGE**

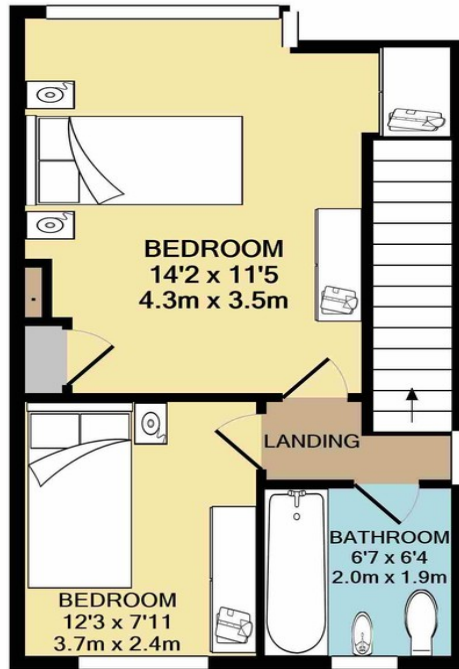
Single garage to the rear of the property that is one of a block of four attached garages. The garage belonging to this property has a green up and over garage door.







GROUND FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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

