





SUPERB EXTENDED SEMI-DETACHED BUNGALOW WITH CONSERVATORY & A DETACHED GARAGE. Located in a popular residential estate in Barnby Dun, this cul de sac position offers a great purchase for any buyer. The bungalow has been extended to the rear providing further accommodation and also benefits from a conservatory addition. In brief this delightful bungalow comprises of entrance hallway, living room, kitchen, separate dining room, conservatory, two bedrooms, shower room, front/rear gardens and a detached single garage...AVAILABLE WITH NO UPWARD CHAIN & VIEWINGS RECOMMENDED.

ENTRANCE HALL

9' 4" x 3' 9" (2.85m x 1.16m) A beautifully presented bungalow which is accessed via the side facing double glazed frosted door, side facing double glazed window, coving to the ceiling, laminate flooring and a storage cupboard.

LIVING ROOM

17' 11" x 8' 7" (5.47m x 2.62m) Wonderful bright reception room with front facing double glazed bow window, radiator, coving to the ceiling and a television point.

DINING ROOM

13' 5" x 8' 7" (4.10m x 2.63m) Separate spacious reception room currently utilised as a dining room, with rear facing single glazed door to the extension at the rear, rear facing single glazed window, radiator, coving to the ceiling and laminate flooring.



LEAN TO CONSERVATORY

14' 11" x 7' 7" (4.56m x 2.32m) Positioned to the rear of the property overlooking the garden via the rear/side facing double glazed windows, rear facing double glazed door to the garden and sliding doors to the extended bedroom.

EXTENDED BEDROOM

16' 8" x 8' 11" (5.09m x 2.74m) An addition to the bungalow on the rear of the property providing a spacious bedroom with wardrobes, rear facing double glazed window, rear facing double glazed sliding doors to the conservatory, radiator and coving to the ceiling.

BEDROOM

8' 8" x 8' 8" (2.66m x 2.65m) Smaller of the two bedrooms with a side facing double glazed window, radiator and a loft access point.

SHOWER ROOM

6' 8" x 5' 6" (2.05m x 1.68m) Nicely presented shower room comprising of a low flush wc, wash hand basin, separate shower cubicle with electric shower unit, coving to the ceiling, tiled walls, radiator and a side facing double glazed frosted window.







FRONT GARDEN

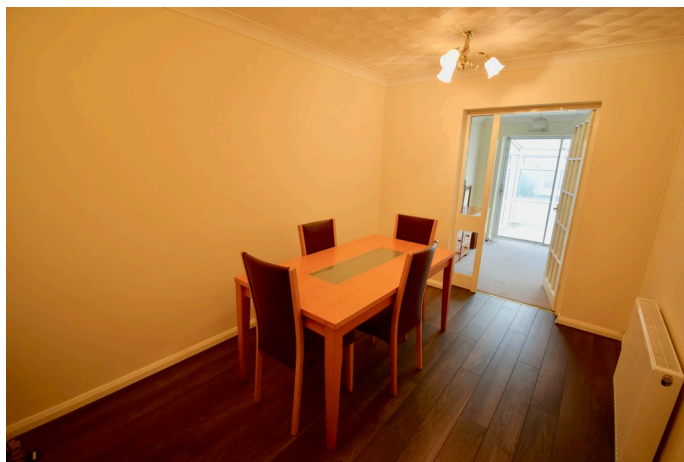
Small lawned area and open access to the paved driveway.

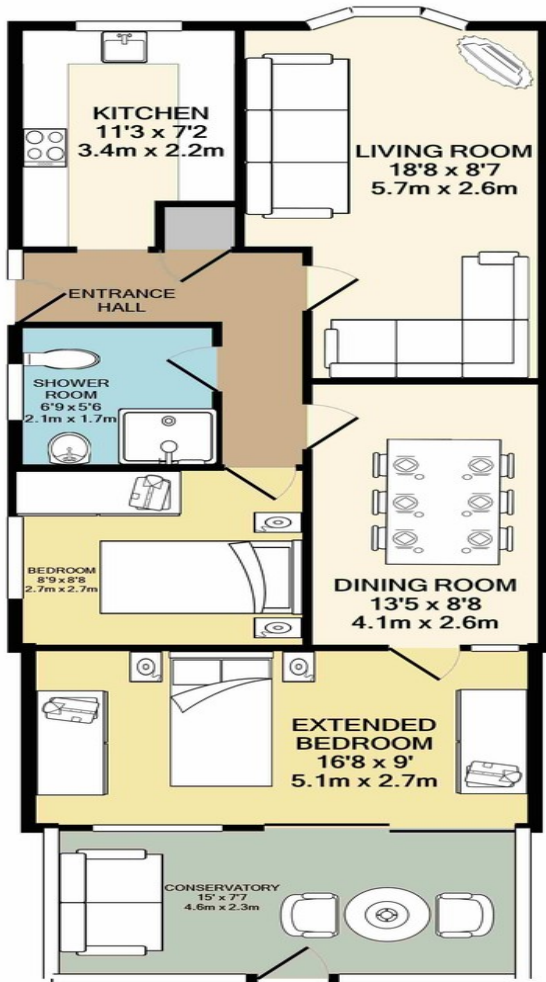
DRIVEWAY & GARAGE

The paved driveway provides off street parking in front of the detached single garage at the rear, which benefits from an up and over door.

REAR GARDEN

With a side access gate from the driveway to the rear garden, which is mainly paved with surrounding shrub beds and a fence enclosure.





TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 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

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	