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High Street, Barnby Dun, Doncaster, DN3 1DZ
Offers Over £150,000

A beautiful 2 double bedroom canal side cottage, with stunning views over open countryside, including 2 car parking spaces.

The architect cleverly designed the property to maximize the position and the views, including a first floor balcony.....and therefore a VIEWING IS HIGHLY RECOMMENDED. Oh, and before you ask, NO! the property has never flooded. It has a gas radiator central heating system, PVC double glazing and comprises: Entrance hall with stairs to the first floor, two ground floor double bedrooms and a white bathroom. First floor landing, large open plan dining kitchen and an equally large lounge with French doors onto a rear facing balcony which overlooks the canal, perfect for a morning coffee or a G&T at the other end of the day watching the sun set. The property benefits from 2 parking spaces and a pretty little cottage garden. Barnby Dun is a pretty, and very desirable village on the NE side of Doncaster, it has a good range of amenities including shops, eateries, pubs and schools plus good access to the M18/M180 motorway networks.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

The accommodation on the ground floor has been laid out to take advantage of the spectacular views from the main living areas on the first floor. There is a staircase leading to the first floor accommodation, a tall built in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, a second tall cupboard perfect for coats etc and doors to the bedrooms and bathroom.

BEDROOM 1

11'11" x 9'4" (3.63m x 2.84m)

A large double bedroom, it has a large fitted wardrobe providing storage, a pvc double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

10'2" x 9'7" (3.10m x 2.92m)

Again, a double room, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a white suite that comprises of a panelled bath with shower over, pedestal wash hand basin and low flush w/c. There is a pvc double glazed window, a central heating radiator, tiled flooring, an extractor fan and wall mirror.

FIRST FLOOR LANDING

The first floor landing opens directly into a beautiful open plan dining kitchen arrangement.

OPEN PLAN DINING KITCHEN

17'5" x 11'2" (5.31m x 3.40m)

There are two pvc double glazed windows to the front and rear elevations, the rear has a beautiful outlook over the canal and open fields beyond. The kitchen area is fitted with a range of high and low level units with a four ring gas hob, integrated oven, extractor hood, integrated fridge/ freezer, integrated dishwasher and integrated washing machine. There is a single drainer stainless steel sink unit, pvc double glazed windows, spotlighting over the kitchen area, pendant light over the dining area, tiled flooring and a central heating radiator.

LOUNGE

17'4" x 11'1" (5.28m x 3.38m)

Another lovely room, again with two pvc double glazed windows, the rear has pvc double glazed double opening French doors which lead out to a decked balcony giving an outlook over the canal and field beyond. There is a central heating radiator and a central ceiling light.

OUTSIDE

To the front of the property there is a cottage style garden with brick walling and pedestrian gate with 2 car parking spaces side by side.

REAR GARDEN

Whilst to the side and rear there is a little courtyard style garden, again enjoying the views over the canal, and open farmland beyond.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system installed via a combination type boiler.

COUNCIL TAX - This property is Band B.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

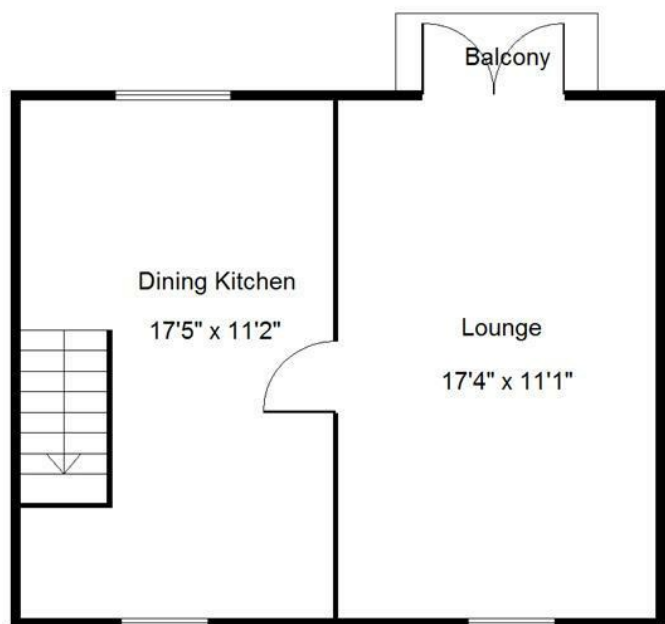
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

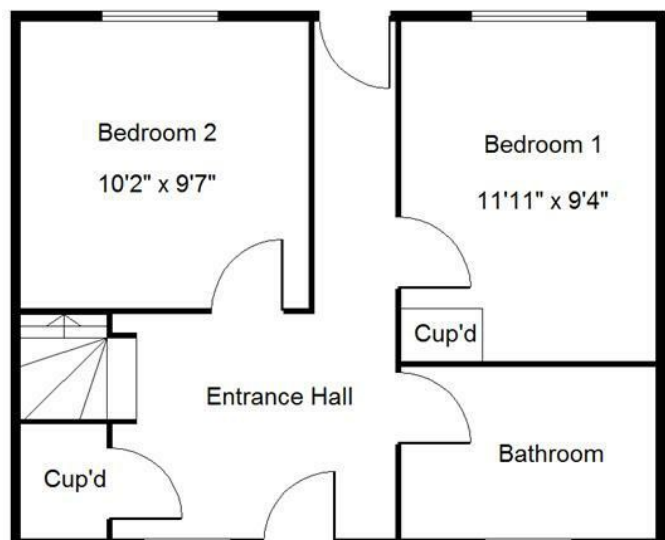
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First Floor



Ground Floor

