

**3 Bedroom(s), Detached House, Freehold**

**Station Road, Barnby Dun, Doncaster.**



- 3D Virtual Tour Available
- No Chain
- Ground Floor W/C
- Driveway
- Popular Location in Barnby Dun

- Stunning Three Bedroom Detached Home with Great Character
- Kitchen Diner
- Spacious Family Bathroom
- Rear Enclosed Garden
- Soundproof glass throughout with double glazing

**£235,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

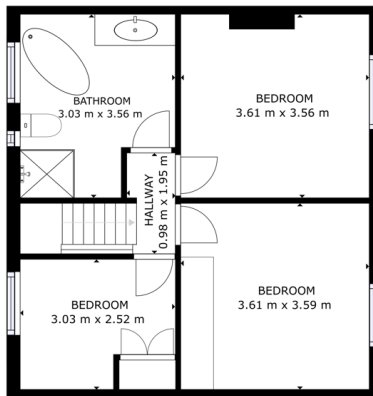


## Owner's View

Lots of character lovely location looking over open fields to the front bedroom windows. Period property with double glazing with sound proofing that eliminates any noise. Close to farm shop lots of walks great for dog owners. Friendly village with doctors ,amenities in walking distance.

## Ground Floor

### Floor Plan



GROUND FLOOR AREA  
FLOOR: 11.00 m<sup>2</sup> (TOTAL: 11.00 m<sup>2</sup>)  
EXCLUDED AREA: 0.00 m<sup>2</sup> (TOTAL: 0.00 m<sup>2</sup>)  
TOTAL: 11.00 m<sup>2</sup>

Matterport

## Entry



## W/C



## Lounge





## Kitchen

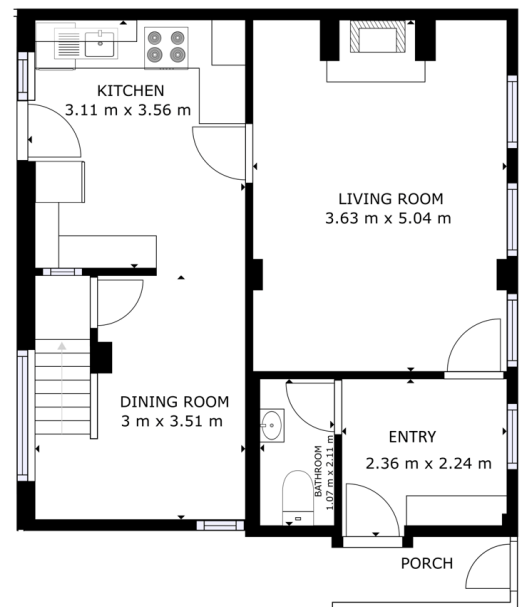


## Dining Area



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 49.46 m<sup>2</sup>, FLOOR 2: 49.57 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 1.42 m<sup>2</sup>, PATIO: 35.36 m<sup>2</sup>  
TOTAL: 99.83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Family Bathroom**





## Externals

### Front Aspect



### Rear Garden



## Parking



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

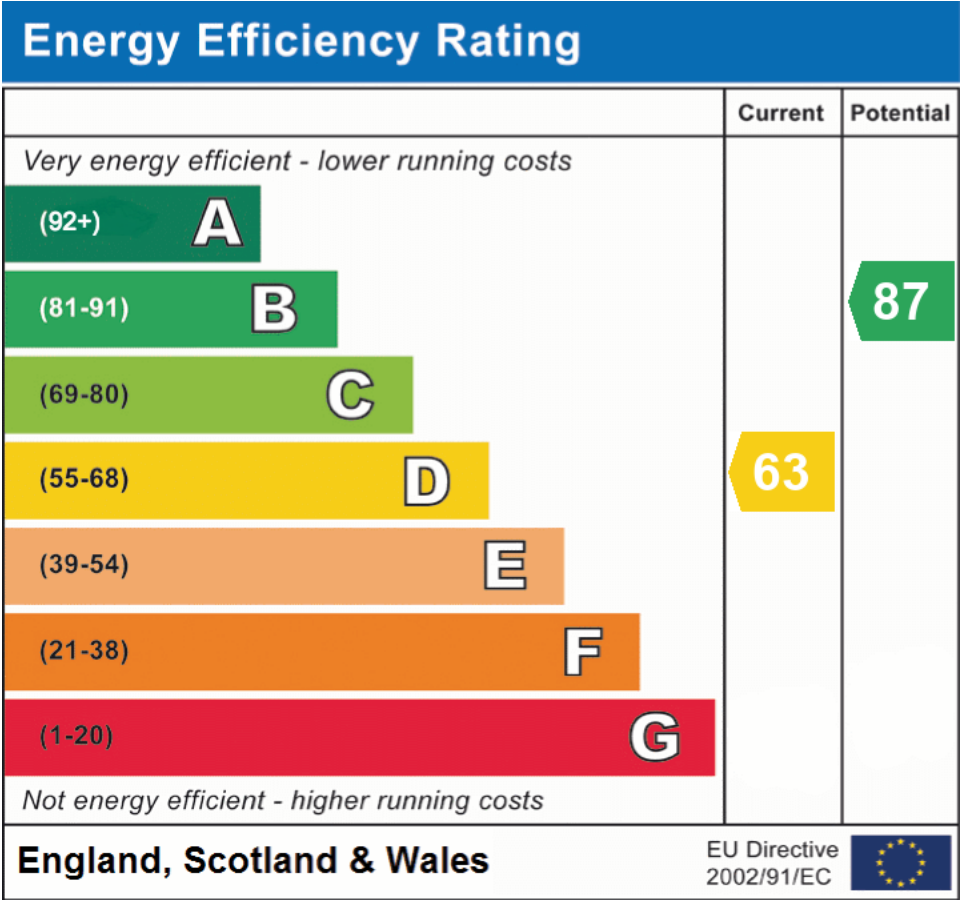
Loft Insulation -

Loft Boarded out -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.