

Mike  
**Dobson**



**21 Lunnsfield Lane**  
Fairburn, Knottingley, WF11 9LE

**£395,000**

# 21 Lunnsfield Lane

Nestled on Lunnsfield Lane in the charming village of Fairburn, this delightful detached bungalow presents a rare but exceptional opportunity for those seeking a spacious and tranquil home. With no onward chain, you can move in without delay and start enjoying the comforts this property has to offer.

Set on a generous plot, the bungalow boasts a well-designed layout featuring two inviting reception rooms, perfect for both relaxation and entertaining. The L-shaped lounge/dining area is enhanced by an inset gas fire, creating a warm and welcoming atmosphere. The kitchen is equipped with a range of fitted units, providing ample storage and workspace for culinary enthusiasts.

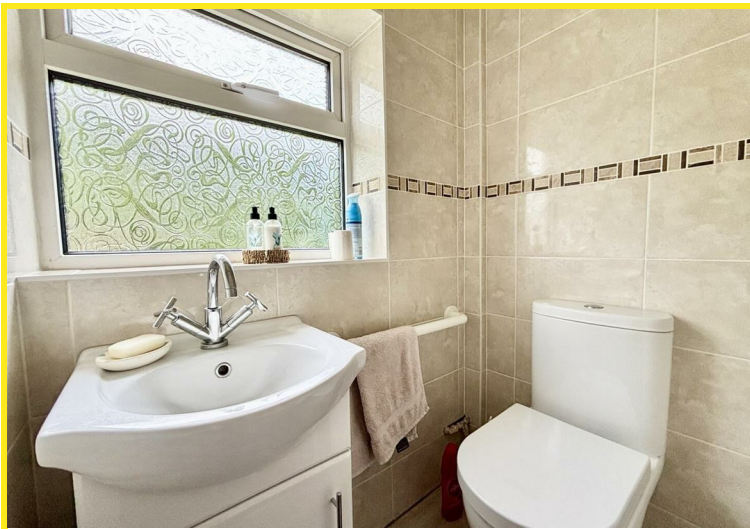
This bungalow comprises three bedrooms, one of which features French doors that open directly onto the garden, allowing for a seamless connection to the outdoors. The additional reception room and double bedroom, complete with a separate WC, offer the potential for use as an annexe, ideal for guests or extended family. There is also a modern family shower room.

Outside, the property is equally impressive, with timber gates leading to a driveway that accommodates multiple vehicles, along with a detached garage featuring an electric door. The garden is a true haven, boasting patio seating areas and a lush lawn surrounded by mature trees and plants, perfect for enjoying the serene outdoor space.

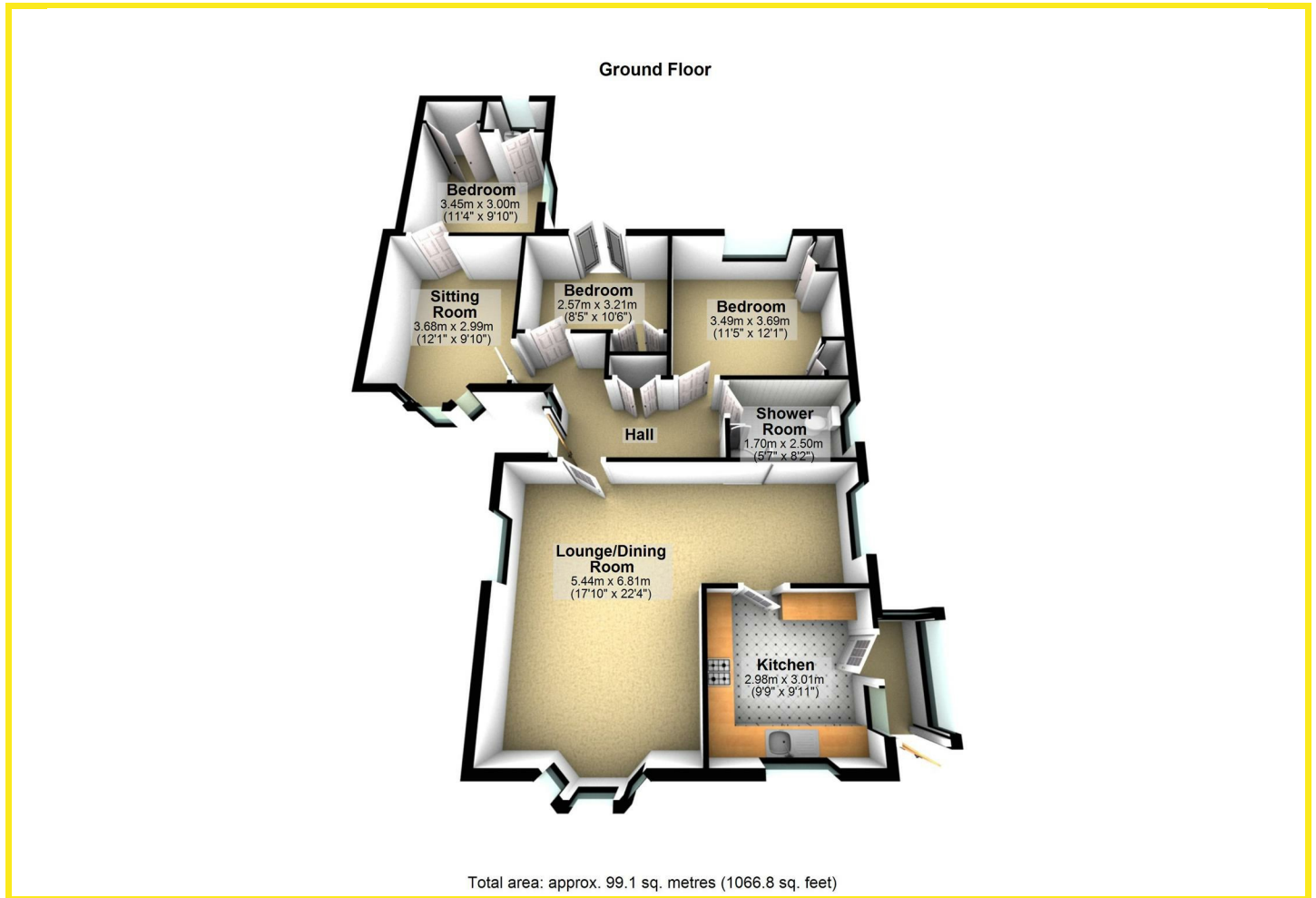
Located near the Fairburn Ings Nature Reserve, this bungalow offers a peaceful retreat while still providing easy access to major motorways for commuting. Don't miss the chance to make this lovely bungalow your new home.

The property has an extension which was done in the 1980's and has no paperwork available. The property has had a completed subsidence claim (due to collapsed drains), which was fully resolved and certified as satisfactory in 2015. Supporting documentation is available.





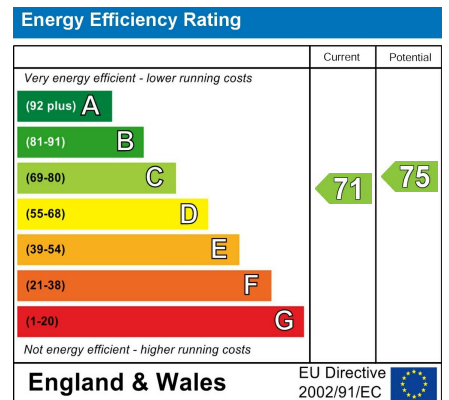
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

WF11 9LE

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