



**Middlebridge House Middlebridge Road, Gringley-On-The-Hill  
Doncaster DN10 4SE**



**welcome to**

**Middlebridge House Middlebridge Road, Gringley-On-The-Hill Doncaster**

NOT TO BE MISSED! A rare opportunity to acquire this superb detached home having four bedrooms, off road parking, garage and countryside views. Available in sought after GRINGLEY-ON-THE-HILL.



## Ground Floor Accommodation

### Conservatory

9' 9" x 8' 3" ( 2.97m x 2.51m )

Constructed of Upvc, having two entrance doors and views over the rear garden.

### Entrance Hall

Accessed via a main entrance door from the conservatory and being open plan to the kitchen with the benefit of a useful double storage cupboard.

### Kitchen/ Breakfast Room

11' 5" x 11' 4" + entrance hall ( 3.48m x 3.45m + entrance hall )

Modern kitchen fitted with a variety of wall and base units, complimentary worktops with inset sink and drainer and breakfast bar. Benefiting from a built in double oven, hob with extractor fan above and microwave. The kitchen is light and bright and has a rear facing double glazed window and central heating radiator.

### Storage Area

9' 11" x 6' ( 3.02m x 1.83m )

Open plan to the kitchen and fitted with a range of units to cover all your storage needs.

### Utility/ Shower Room

10' 11" x 9' 2" ( 3.33m x 2.79m )

Situated across from the kitchen and having wall and base units with worktop space above and inset stainless steel sink with drainer. Fitted with a shower cubicle, wc and having space for a washing machine and tumble dryer. Rear facing double glazed window with obscure glass and central heating radiator.

### Lounge

24' 10" max x 11' 10" ( 7.57m max x 3.61m )

Cosy yet spacious main reception room having a feature fireplace, character beams to the ceiling, two central heating radiators, two front facing double glazed windows and contemporary wall lights.

## Family Room

32' 8" x 17' 5" ( 9.96m x 5.31m )

A dual aspect family room with endless possibilities depending on the purchasers needs. This generous size reception room is an ideal entertaining space or could have annexe potential (subject to planning consent) Front facing double glazed window, rear facing patio doors, four central heating radiators, character beams to the ceiling and wall lights.

## First Floor Accommodation

### Landing

Spacious landing with seating area, book shelves and rear facing double glazed window.

### Bedroom One

17' 3" x 14' 4" ( 5.26m x 4.37m )

Spacious double bedroom having side and front facing double glazed windows and two central heating radiators.

### Bedroom Two

13' 1" x 11' 10" ( 3.99m x 3.61m )

Double bedroom with front facing double glazed window and central heating radiator.

### Bedroom Three

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double bedroom with front facing double glazed window and central heating radiator.

### Bedroom Four

13' 6" x 6' 6" ( 4.11m x 1.98m )

Single bedroom with side facing double glazed window.

### Bathroom

13' x 11' ( 3.96m x 3.35m )

Stylish bathroom fitted with a free standing bath, wash hand basin, WC and vanity dresser. Rear facing double glazed window and central heating radiator.

## External

To the front of the house is an open plan lawn with space for off road parking and double wrought iron gates in front of the single garage. To the rear is a generous size garden with stunning views over countryside. Having a paved seating area, lawn, garden shed and a variety of mature plants, trees and shrubs.

## Garage

19' 11" x 10' 1" max ( 6.07m x 3.07m max )

Detached single garage with up and over door and side pedestrian access door.

## Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

## Middlebridge House Middlebridge Road, Gringley-On-The-Hill Doncaster

- Detached Family Home
- Surrounded by Countryside
- Stunning Views
- Versatile Accommodation
- Generous Family Room

Tenure: Freehold EPC Rating: Awaited

offers over

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107138 - 0002

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