



**Old Barn Cottage High Street, Gringley-On-The-Hill Doncaster DN10
4RG**

welcome to

Old Barn Cottage High Street, Gringley-On-The-Hill Doncaster

Great Opportunity to purchase a quaint cottage requiring work in a lovely village setting. The most amazing views over rolling countryside. Gringley offers a mix of the semi-rural village with convenient links to local shops, schools and further amenities to both Bawtry & Gainsborough.



Ground Floor Accommodation

Entrance Hall

With a front facing entrance door, stairs upto the first floor and a tiled floor.

Lounge/Dining Room

18' 7" x 9' 10" extending to 15' 7" max (5.66m x 3.00m extending to 4.75m max)

Having two front facing upvc windows overlooking the garden and access into the conservatory at the rear. Fire place with a recess, TV aerial and storage heater.

Kitchen

11' 6" + door recess x 7' 4" (3.51m + door recess x 2.24m)

Partly open plan to the conservatory and offering a range of wall and base units. One and a half sink and drainer, tiled floor and door leading to side lean to for garden access and utility space.

Conservatory

18' 8" x 6' 11" (5.69m x 2.11m)

Partially open to the kitchen, this P shaped room offers different areas to allow a dining space and seating area to appreciate the views at all times day and night.

Utility & Lobby

With doors to either side of the lean to giving access the front and rear of the property. Plumbing for the washing machine.

First Floor Accommodation

Bedroom One

14' 3" incl. wardrobes x 8' 6" (4.34m incl. wardrobes x 2.59m)

With a front facing upvc window and wardrobes to one wall.

Bedroom Two

11' 8" + door recess x 9' 9" (3.56m + door recess x 2.97m)

With the amazing views to the rear this second bedroom has storage to one wall to a set of wardrobes.

Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m)

This useful third room to the first floor has a front facing window

Bathroom

With a bath, low flush wc and basin, rear facing window.

External

Good sized plot with a garden to the front elevation and a dropped kerb to a grassed area. Parking would need to be investigated with Bassetlaw Council to confirm that this area is allowed for vehicles. At the rear there is a large decked seating area with steps down to the garden. Garden is majority lawned with mature plants and shrubs and views out to the local countryside.



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welcome to

Old Barn Cottage High Street, Gringley-On-The-Hill Doncaster

- Semi detached house
- Amazing views
- sought after area
- No upward chain
-

Tenure: Freehold EPC Rating: E

offers over

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107201 - 0002

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