



**Grange Farm Cottages Gainsborough Road, Gringley-on-the-Hill
DONCASTER DN10 4RJ**

welcome to

Grange Farm Cottages Gainsborough Road, Gringley-on-the-Hill DONCASTER

Spacious FOUR bedroom semi detached home in the sought after village of Gringley-On-The-Hill. Having some lovely features and STUNNING VIEWS over countryside. Viewing essential to appreciate the accommodation on offer here.



Ground Floor Accommodation

Entrance Hall

Having a central heating radiator and limestone style flooring.

Cloakroom

Fitted with a low flush WC and wash hand basin. Rear facing double glazed window and spotlights to the ceiling.

Sitting Room

14' 4" plus recess x 14' 5" (4.37m plus recess x 4.39m)
Cosy lounge having an open fireplace, coving to the ceiling, a front facing double glazed window and two central heating radiators.

Kitchen / Dining Room

19' 1" x 11' 5" (5.82m x 3.48m)
Beautiful kitchen fitted with a good range of wall and base units, complimentary worktops with inset sink and drainer plus splash back tiling. Benefiting from built in dishwasher and fridge freezer and having space for a range style cooker with extractor fan above. The kitchen has double glazed French doors, limestone style flooring, spot lights to the ceiling, central heating radiator and a front facing double glazed window.

Utility Room

13' 5" x 8' (4.09m x 2.44m)
Useful room having wall and base units, stainless steel sink and drainer, spotlights to the ceiling, rear facing double glazed window and a central heating radiator.

First Floor Accommodation

Landing

Having loft access (boarded and drop down ladder)

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)
Having a front facing double glazed window and a central heating radiator.

En Suite

Fitted with a shower cubicle, wc, wash hand basin, heated towel rail, rear facing double glazed window and spotlights from the ceiling.

Bedroom Two

13' 10" plus recess x 10' 6" (4.22m plus recess x 3.20m)
Double bedroom having a rear facing double glazed windows and a central heating radiator.

Bedroom Three

9' 10" x 8' 4" (3.00m x 2.54m)
Fourth bedroom having a front facing double glazed window and a central heating radiator.

Bedroom Four

12' 4" x 9' 7" (3.76m x 2.92m)
Double bedroom having two built in cupboards, a front facing double glazed window and a central heating radiator.

Bathroom

7' x 5' 4" (2.13m x 1.63m)
Main family bathroom fitted with a bath, wc and wash hand basin. Having a rear facing double glazed window with obscure glass, heated towel rail and spotlights to the ceiling.

External

To the front of the property is an enclosed graveled area providing off road parking with security lighting and gated side pedestrian access to the rear garden. To the rear is a beautifully presented and enclosed garden with covered seating area, paved pathway, lawn and well stocked with a variety of plants and shrubs.



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welcome to

Grange Farm Cottages Gainsborough Road, Gringley-on-the-Hill DONCASTER

- Exceptionally Well Presented Semi-Detached House
- Rural Location
- Four Bedrooms
- Council Tax Band D
- Stunning Countryside Views

Tenure: Freehold EPC Rating: E

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107339 - 0003

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