



**Beech Close, Gringley-On-The-Hill, Doncaster DN10 4SP**



**welcome to**

**Beech Close, Gringley-On-The-Hill, Doncaster**

INCENTIVES OFFERED FOR A MOVE PRIOR TO CHRISTMAS - Vacant Possession & No Onward Chain. DETACHED bungalow, popular semi rural village, with THREE bedrooms, DOUBLE GARAGE & PARKING.

Call for Viewings to realise the village location, the plot to which the bungalow stands & the Versatile Accommodation



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door and having spotlights to the ceiling, a central heating radiator, dado rail and a cupboard. Opening up to an area with French doors out to the courtyard.

### Cloakroom

Cloakroom having a front facing obscured double glazed window, coving to the ceiling, wc and a central heating radiator.

### Lounge

21' 8" x 14' 6" ( 6.60m x 4.42m )

Bright and spacious lounge with double doors opening to the dining room. Having an electric fire with back, hearth and surround, rear facing and two side facing double glazed windows, coving to the ceiling, central heating radiator and two ceiling roses.

### Dining Room

13' x 12' 9" ( 3.96m x 3.89m )

Dining Room having a side facing double glazed window, coving to the ceiling and a central heating radiator.

### Kitchen / Breakfast Room

26' 8" max x 8' 11" extending to 13' 6" ( 8.13m max x 2.72m extending to 4.11m )

Extended Kitchen/Breakfast Room fitted with an extensive range of wall and base units with complimentary work tops and ceramic inset sink and drainer. Benefiting from integrated appliances including microwave, oven and hob. The kitchen has front and rear facing double glazed windows, two central heating radiators, beams to the ceiling, rear entrance door, spotlights to the ceiling, and two storage cupboards, one housing the boiler.

### Bedroom One

13' 8" plus wardrobes x 9' 9" plus door recess ( 4.17m plus wardrobes x 2.97m plus door recess )

Double bedroom having two rear facing double glazed windows, two side facing double glazed windows, double glazed doors leading into the courtyard garden, a central heating radiator and coving to the ceiling.

### En-Suite

Fitted with a shower, wc and vanity wash hand basin. Tiling to the walls and heated towel rail.

### Bedroom Two

10' 10" x 8' 2" plus wardrobes ( 3.30m x 2.49m plus wardrobes )

Double bedroom having a front facing double glazed window, coving to the ceiling and a central heating radiator.

### Bedroom Three

9' 9" x 7' 8" ( 2.97m x 2.34m )

Good size third bedroom having a front facing double glazed windows, central heating radiator, coving and spot lights to the ceiling.

### Bathroom

Main family bathroom fitted with a bath, wc and wash hand basin. Coving to the ceiling, a front facing double glazed window with obscure glass, spotlights to the ceiling and a central heating radiator.

### External

Externally the property is set back from the lane behind a walled front garden comprising of a lawned area with a variety of plants and shrubs. Benefiting from a double garage with parking to the side elevation and gate through to a pretty courtyard area. To the rear the garden is enclosed by hedging and offers a paved seating area with lighting and lawn.

## Garage

16' 4" x 16' 6" ( 4.98m x 5.03m )

Double garage having two up and over doors plus power and light connected.

## Agents Note

We are aware that the single storey kitchen extension of the property has had structural support back in 1997 and a 2024 completion of works certificate issued to clarify the works carried out have been done to an acceptable standard. A copy of the certificate is available on request, should this be needed to satisfy any lender criteria.



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## Beech Close, Gringley-On-The-Hill Doncaster

- View To Realise The Space
- Deceptively Spacious Detached Bungalow
- Light & Bright Lounge
- Breakfast Kitchen & Dining Room
- Three Bedrooms, Ensuite To Master

Tenure: Freehold EPC Rating: D

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107186 - 0005

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