



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



welcome to

Beech Close, Gringley-On-The-Hill Doncaster

UNIQUE DETACHED BUNGALOW located to popular semi rural village GRINGLEY, offering THREE bedrooms, DOUBLE GARAGE & PARKING. Versatile accommodation larger than a kerbside viewing would suggest. Offered with vacant possession and NO ONWARD CHAIN! CALL NOW TO VIEW!



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 additional structural support due to a leaking drain back in 1997. This was dealt with at the time and a 2024 completion of works certificate issued to clarify the works carried out had been done to an acceptable standard and is still in a good state of repair. A copy of the certificate is available on request, should this be needed to satisfy any lender criteria.



view this property online williamhbrown.co.uk/Property/BWY107186



welcome to

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

offers in the region of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWY107186](https://www.williamhbrown.co.uk/Property/BWY107186)



Property Ref:
BWY107186 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)