



**Grange Farm Cottages Gainsborough Road, Gringley-On-The-Hill
Doncaster DN10 4RJ**

welcome to

Grange Farm Cottages Gainsborough Road, Gringley-On-The-Hill Doncaster

Magnificent semi-detached house with PANORAMIC COUNTRYSIDE VIEWS on the outskirts of desirable Gringley-on-the-Hill. Benefiting from THREE DOUBLE BEDROOMS, GARDEN ROOM, OFF ROAD PARKING and high standard of decoration and finish. Early viewing recommended.



Ground Floor Accommodation

Entrance Porch

Entrance Hall

Welcoming main entrance hall having coving to the ceiling, wall lights, tiled flooring, spotlights to the ceiling, a central heating radiator and useful under stairs cupboard.

Lounge

14' 9" plus door recess x 14' 5" (4.50m plus door recess x 4.39m)

Cosy main reception room, with multi-fuel burner inset to an exposed brick chimney breast. Front facing double glazed window with fitted shutters, central heating radiator and coving to the ceiling.

Kitchen Dining Room

22' 11" x 15' 8" (6.99m x 4.78m)

A modern spacious kitchen/dining room fitted with wide range of cabinetry, complimentary worktops with inset double sink and hot tap plus a central island and breakfast bar. The kitchen has an integrated microwave and oven and offers space for an American style fridge freezer plus a beautiful bright red range cooker included in the sale. Double glazed French doors out to the garden, front, side and rear facing double glazed windows, spotlights to the ceiling, central heating radiator, tiled flooring and ceiling speaker.

Utility Room

10' 3" x 8' (3.12m x 2.44m)

Utility room fitted with base units with worktop over , butler style sink and having an integrated fridge freezer. Rear entrance door, central heating radiator and rear facing double glazed window.

Shower Room

7' 11" x 4' 3" (2.41m x 1.30m)

Useful downstairs shower room fitted with shower cubicle, vanity wash hand basin and wc. Rear facing double glazed window with shutters, electric wall mounted heater, tiled flooring, spotlights to the ceiling and back lit mirror.



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First Floor Accommodation

Landing

Having spotlights to the ceiling, large rear facing double glazed window, central heating radiator, loft access with pull down ladder.

Bedroom One

10' 5" + walk in wardrobe & dr recess x 13' 7" + dressing area (3.17m + walk in wardrobe & dr recess x 4.14m + dressing area)

A generous sized double bedroom, stunning vaulted ceiling with beams and French doors to the balcony on the side elevation. Fitted storage cupboard, rear facing double glazed window, ceiling speaker and spotlights.

Walk In Wardrobe

Fitted with plenty of hanging rails and having spotlights to the ceiling.

Dressing Area

Open to the main bedroom and fitted with a range of mirrored wardrobes including a laundry bin and having a front facing double glazed window with shutters and spotlights to the ceiling.

En Suite

8' 1" x 8' 7" (2.46m x 2.62m)

Relax in the tub and enjoy breathtaking views over countryside through the picture window. The En Suite is also fitted with a walk in shower, wc with concealed cistern and heated seat and wash hand basin. Under floor heating, shaver point, wall mounted electric heater, back lit mirror and tiling to the floor.

Bedroom Two

13' 11" plus recess x 10' 6" (4.24m plus recess x 3.20m)

Light and bright second double bedroom having a cast iron fireplace, spotlights to the ceiling, a rear facing double glazed window and a central heating radiator.

Bedroom Three

12' 4" x 9' 7" (3.76m x 2.92m)

Spacious third double bedroom also having a cast iron fireplace, central heating radiator, front facing double glazed window and wall lights.

Bathroom

Well presented bathroom fitted with a walk in shower, bath, wash hand basin and wc. Front facing double glazed window with fitted shutters, part tiled walls, spotlights to the ceiling, wall lights, ceiling speaker, central heating radiator and shaver point.

External

A generous size front, rear and side garden with panoramic views over countryside. Having a large lawned area, paved seating area, oil tank hidden behind screening, small outbuilding housing the washing machine and a second brick built outbuilding for additional storage. The garden is enclosed and well stocked with a variety of plants and shrubs. To the front of the property is a gated parking space with enough room to accommodate a caravan or motorhome.

Garden Room

23' 6" max x 11' (7.16m max x 3.35m)

Well equipped detached garden room with power, light and internet connected. Spacious main seating area with TV aerial point, two wall mounted electric heaters and sliding patio doors. The kitchenette is fitted with base units, work surface with inset sink and drainer plus a hot tap, fridge and wine cooler. The shower room is fitted with shower cubicle, vanity wash hand basin and wc. Heated towel rail, spotlights to the ceiling and rear facing double glazed window.

Agents Note

Drainage arrangements are to be confirmed for this property. Please contact the selling agent for further details.

welcome to

Grange Farm Cottages Gainsborough Road, Gringley-On-The-Hill Doncaster

- Stunning Semi-Detached House
- Rural Location
- Panoramic Views Over Countryside
- Beautiful Kitchen/Dining Room
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

£480,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107410 - 0004

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