



**High Levels High Street, Gringley-On-The-Hill Doncaster DN10 4RG**

**welcome to**

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Spacious FIVE DOUBLE BEDROOM DETACHED HOUSE in the sought after village of Gringley-on-the-Hill. Situated on High Street to a sizeable plot with OFF ROAD PARKING FOR NUMEROUS VEHICLES and DOUBLE GARAGE. Viewing highly recommended.



## Ground Floor Accommodation

### Dining Room

28' 9" x 10' 4" ( 8.76m x 3.15m )

Accessed via a side facing entrance door, this generous dining room houses the stairs to the first floor landing and offers plenty of room for entertaining, enhanced by the double French doors which open to the lounge. Side facing single glazed window, two rear facing double glazed windows, coving to the ceiling, feature exposed brick wall and two central heating radiators.

### Lounge

28' 7" x 12' ( 8.71m x 3.66m )

Another spacious reception room with the feature fireplace being the focal point and some beautiful wooden panelling and matching built in corner cupboard. Two front facing bowed double glazed windows, coving to the ceiling, wall lights and two central heating radiators.

### Library

18' 8" x 11' 6" ( 5.69m x 3.51m )

Situated just off the lounge and being part of an extension to the house in the last twenty years. Having a full range of bespoke fitted shelves with cupboards below, a front facing double glazed window, two arched double glazed windows to the side elevation, wall lights, two central heating radiators and an exposed brick feature wall. (Refer to agents note)

### Kitchen

17' 5" x 8' 9" ( 5.31m x 2.67m )

Fitted with a range of wall, base and display cabinetry with complimentary worktops above and inset sink and drainer. Benefiting from an integrated oven, hob and microwave and having space for a fridge/freezer, dishwasher and washing machine. A single glazed arched window and two double glazed windows to the side elevation, entrance door, central heating radiator and tiling to the flooring and walls.

### Cloakroom

Fitted with a wc and having built in cupboard housing the boiler, rear facing double glazed window with obscure glass and tiled walls and flooring.

## First Floor Accommodation

### Landing

Offering access to the part boarded main loft via a purpose-built retractable wooden loft ladder.

### Bedroom One

16' 5" incl fitted wardrobes x 8' 10" ( 5.00m incl fitted wardrobes x 2.69m )

A light and bright main bedroom benefiting from fitted wardrobes and having three side facing double glazed windows, wall lights and access to the loft area above the bedroom.

### En-Suite

Fitted with a shower cubicle, vanity wash hand basin and wc. Heated towel rail, tiled splashbacks, downlights and extractor fan.

### Bedroom Two

14' 1" max x 11' 11" ( 4.29m max x 3.63m )

Double bedroom with front facing double glazed window, built in wardrobe, central heating radiator, built in wardrobes, and wall lights.

### Bedroom Three

12' 4" + recess x 8' 2" extending to 11' 10" ( 3.76m + recess x 2.49m extending to 3.61m )

Double bedroom with built in wardrobes, front facing double glazed window, wall lights and central heating radiator.

### Family Bathroom

A stylish family bathroom fitted with a four piece suite comprising, shower cubicle with sliding door, bath, vanity wash hand basin and wc. Rear facing double glazed window, central heating radiator, tiled flooring and tiled splash backs.

### Bedroom Four

10' 5" x 8' 10" + built in cupboard ( 3.17m x 2.69m + built in cupboard )

Double bedroom with rear facing double glazed window, central heating radiator and built in cupboard.

## Bedroom Five

15' + built in wardrobe x 11' 6" ( 4.57m + built in wardrobe x 3.51m )

Having a stunning vaulted ceiling and character beams. Built in wardrobe, side facing double glazed window, two velux style windows, spotlights and two central heating radiators. (Refer to agents note)

## External

Sitting in wrap around gardens with a walled courtyard to the front elevation (originally the site of the chapel) which is well stocked with a variety of plants and shrubs and has its own pedestrian access to the road. Wrought iron double gates offer vehicular access to the sweeping driveway flanked by conifers and offering parking for several vehicles leading to the double garage. In addition there is a front garden laid to lawn with mature trees and shrubbery. To the rear of the property is a good size south facing garden with lawn and fruit trees which leads to a paved seating area to the other side of the house which gets the sun of an evening and offers a place to relax in the summer months.

## Double Garage

21' 8" x 17' 9" ( 6.60m x 5.41m )

Double garage with roller door, side courtesy door, power and light connected. The garage benefits from stairs to the loft area which is fully boarded and offers a versatile space which could be utilised as an office, child's play area or useful additional storage.

## Services

Oil central heating, mains electric, mains water and drainage.

## Agents Note

At this time, we have been unable to obtain building certificates for the historical extension to the property undertaken with planning permission in 2003. We ask that buyers make their own enquiries and satisfy themselves before proceeding.



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## **High Levels High Street, Gringley-On-The-Hill Doncaster**

- Well Presented and Extended Detached Family Home
- Substantial Plot
- Character Features
- Three Generous Reception Rooms
- Five Double Bedrooms

Tenure: Freehold EPC Rating: D

**£580,000**



Please note the marker reflects the postcode not the actual property

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