



**The Bungalow Westwell Lane, Gringley-On-The-Hill Doncaster DN10
4QY**

welcome to

The Bungalow Westwell Lane, Gringley-On-The-Hill Doncaster

WELL PRESENTED BUNGALOW located to the popular semi rural village of Gringley-on-the-Hill, offering THREE bedrooms, OFF ROAD PARKING, PRIVATE REAR GARDEN and STORAGE GARAGE. Viewing is highly recommended!



Accommodation

Entrance Hall

Entrance hall having a central heating radiator.

Study

9' x 6' (2.74m x 1.83m)

Having a rear facing double glazed window, coving to the ceiling, dado rail and central heating radiator.

Lounge

13' 10" x 13' 1" (4.22m x 3.99m)

Main reception room with feature fireplace consisting of electric inset fire with back, hearth and surround. Front facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Dining Room

9' 8" x 9' 1" (2.95m x 2.77m)

Dining room positioned between the lounge and study having french doors, a side facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Kitchen

14' x 8' 8" (4.27m x 2.64m)

Lovely kitchen fitted with an extensive range of wall and base units with complimentary work tops and inset sink and drainer. There is space for a washing machine, American style fridge freezer and dishwasher. Having a beamed ceiling, rear facing double glazed window and a rear entrance door.

Bedroom One

10' 2" + wardrobes & bay x 13' 11" max (3.10m + wardrobes & bay x 4.24m max)

Bedroom Two

10' 9" x 10' 11" (3.28m x 3.33m)

Double bedroom with built in storage cupboard. Front facing double glazed window and central heating radiator.

Bedroom Three

9' 3" x 8' 8" (2.82m x 2.64m)

Great size third bedroom with built in storage cupboard and front facing double glazed window. Central heating radiator, dado rail and coving to the ceiling.

Bathroom

Family bathroom comprising of a bath with an overhead shower, wc and vanity wash hand basin. Having fully tiled walls. a rear facing double glazed window with obscure glass and a heated towel rail.

External

Externally the property is positioned in a slightly elevated position with steps leading to the front door. The front garden is laid to lawn with a variety of plants and shrubs and has a side pedestrian access gate and block paved driveway leading to the carport. To the rear of the property is an enclosed garden with a high degree of privacy, lawn with central water feature, paved seating area and outside tap.

Summer House

15' 4" x 10' 7" (4.67m x 3.23m)

A useful addition to the garden especially in the summer months with power and light connected.

Car Port

Covered area to the side elevation leading to the storage garage.

Storage Garage

Agents Note

The property is of a timber framed construction with a brick outer shell - please speak with your conveyancer and mortgage advisor.

Agents Note

We have not been able to verify information relating to alterations that have been carried out prior to the current vendors ownership - Please make enquiries with the branch for further information.

The vendor informs there has been a new roof fitted in January 2025 and a replacement boiler in May 2025, along with a new Alarm in Feb 2025 - any further questions please ask the agent for details.

Utilities

Mains electric, mains water and drainage, oil central heating.



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welcome to

The Bungalow Westwell Lane, Gringley-On-The-Hill Doncaster

- Viewing Recommended To Appreciate the Space & Plot
- Well Presented Detached Bungalow - Village Setting
- Three Reception Rooms
- Good Sized Bedrooms
- Large Covered Car Port & Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107944 - 0002

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk