



**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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## 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

**£280,000**



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Property Ref:  
BWY107944 - 0003



Please note the marker reflects the postcode not the actual property

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