





Baker Avenue,  
Gringley On The Hill,  
DN10 4FQ

£350,000

5 3 1 C

NO CHAIN! A modern family home built in 2012 by Miller Homes and set over three floors in the popular village of Gringley on the Hill. VIEWING STRONGLY RECOMMENDED.





## DESCRIPTION

Briefly the property comprises five bedrooms with two en suites, lounge, kitchen diner, downstairs cloakroom and family bathroom. Whilst outside is a private garden to the rear and separate Garage with off street parking for one vehicle. Gringley on the Hill lies on the A631 five miles west of Bawtry, six miles west of Gainsborough and eight miles north of Retford which in turn lies on the East coast mainline with train links to the capital. The village has a primary school, public house and church and the aforementioned towns have a wealth of amenities. The village also lies in the catchment area for the popular Queen Elizabeth High School in Gainsborough.

## ACCOMMODATION

The property is accessed via a composite door with two glass panels leading into:

### ENTRANCE HALLWAY 6'6" x 11'8"

Providing access to Lounge, Kitchen Diner, downstairs Cloakroom, stairs to the first floor accommodation, cupboard, laminate flooring and radiator.

### LOUNGE 16'2" x 10'7"

tv. and telephone points, double doors to the rear elevation and window to the front elevation, laminate flooring and two radiators.

### KITCHEN DINER 10'11" x 16'2"

Wall and base units in cream with complementary worktops, built in oven and grill, four ring gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, one and a half stainless steel sink with mixer tap over, t.v. socket, spotlights to ceiling, double doors leading out to the rear patio, window to front elevation and radiator.

### DOWNSTAIRS CLOAKROOM

Matching white suite comprising corner pedestal wash hand basin, low level flush w.c., laminate flooring and spotlights to ceiling.

### FIRST FLOOR LANDING

Providing access to bedrooms and bathroom and cupboard housing the water tank, smoke alarm.

### MASTER BEDROOM 9'9" x 9'9"

Built in wardrobe with two sliding mirror doors, window to the rear elevation, radiator and door leading into:

### EN SUITE 6'6" x 8'1"

Matching three piece white contemporary suite comprising shower unit, pedestal wash hand basin with mixer tap and splashback, low level flush w.c., laminate flooring, spotlights and extractor fan to ceiling, window to the front elevation and radiator.

### BEDROOM TWO 12'2" x 8'10"

Herring bone laminate flooring, window to the front elevation and radiator.

### BEDROOM THREE 7'3" x 10'11"

Built in cupboard with clothes hanger space, window to the rear elevation and radiator.

### FAMILY BATHROOM 6'6" x 10'4"

Matching three piece suite in white comprising panel bath with splashback and shower attachment, pedestal wash hand basin with mixer tap and splashback, low level flush w.c., laminate flooring, spotlights and extractor to ceiling, window to the front elevation and radiator.

### SECOND FLOOR LANDING

Giving access to Bedrooms, smoke alarm to ceiling and velux window to the front elevation.

### BEDROOM FOUR 14'6" x 14'0"

Cupboard, t.v. and telephone points, window to the front elevation and two velux windows. Door leading into:

### EN SUITE 6'3" x 4'3"

Contemporary suite comprising corner shower unit, pedestal wash hand basin with mixer tap and splashback, low level flush w.c., spotlights and extractor fan to ceiling, vinyl flooring, velux window to the rear and radiator.

### BEDROOM FIVE 12'2" x 14'8"

Window to the front elevation and velux window, radiator.

### EXTERNALLY

The rear garden is accessed from the Lounge, Kitchen and via a side gate and is mainly laid to lawn with mature borders, fencing to one side and laurel hedging to the other, outside tap. The front has a low maintenance shalled area with steps leading up to the front door, low level hedging and shrub, outside light and driveway to the side allowing off street parking for one vehicle.

### GARAGE 8'11" x 17'3"

With up and over door, light and power and roof storage.

### COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'C'

### TENURE - LEASEHOLD

999 year lease commencing 01/01/2011

Ground Rent - £198.42 p.a.

Green Belt Charges - £114.09 p.a.

Tenure: Leasehold  
Council Tax Band: C

Ground Floor  
45 sq m/484.37 sq ft  
Approx.

First Floor  
45 sq m/484.37 sq ft  
Approx.

Second Floor  
41 sq m/441.32 sq ft  
Approx.

Outbuilding  
14 sq m/150.69 sq ft  
Approx.



- LINK DETACHED HOUSE - NO CHAIN!
- OVER THREE FLOORS
- FIVE BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- KITCHEN DINER
- LOUNGE
- ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- EPC RATING : C
- LEASEHOLD PROPERTY 999 YEARS FROM 01/01/2011

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.