

HUNTERS[®]

HERE TO GET *you* THERE



Baker Avenue

Gringley-On-The-Hill, DN10 4FQ

£390,000



Council Tax: D



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DESCRIPTION

The accommodation comprises Entrance Hall, Lounge, Kitchen Diner and Cloakroom on the ground floor, three Bedrooms one with En Suite and Bathroom on the first floor and two further Bedrooms one with En Suite on the second floor. Outside benefits from a private garden to the rear and garage to the front with drive allowing off street parking for one vehicle. The property also benefits from double glazing and a communal LPG gas supply. 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 afore mentioned towns have a wealth of amenities. The village also lies in the catchment area for the popular Queen Elizabeth High School in Gainsborough.

ACCOMMODATION

Access from the front is via a composite door with two glass panels and porched overhang leading into:

ENTRANCE HALLWAY

8'7" x 14'7" (2.63 x 4.46)

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

LOUNGE

10'11" x 16'2" (3.33 x 4.93)

Window to the front elevation, t.v. and telephone points, double doors opening to the rear garden, two radiators.

KITCHEN DINER

Fitted kitchen comprising wall and base units with

complementary worktops, integrated Electrolux oven and grill, Zanussi four ring hob with extractor fan over, integrated Hotpoint dishwasher, fridge freezer, space for washing machine, one and a half stainless steel sink with mixer tap over, Baxi boiler in wall unit, tiled flooring, two overhead lights, window to the rear elevation and double doors leading out to the rear garden, radiator.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level flush w.c. and corner sink, extractor fan and radiator.

FIRST FLOOR LANDING

Giving access to three Bedrooms and Bathroom, stairs rising to second floor, cupboard and radiator.

BEDROOM THREE

9'8" x 9'8" (2.97 x 2.97)

Built in wardrobe, wall mounted thermostat, window to the rear elevation, radiator and door leading into:

EN SUITE

Half tiled with white suite comprising pedestal wash hand basin, low level flush w.c. and shower unit, spotlights to ceiling, extractor fan and window to the front elevation.

BEDROOM FOUR

7'0" x 16'3" (2.14 x 4.96)

Window to the rear elevation, radiator, t.v. point and cupboard.

BEDROOM FIVE

Spotlights to ceiling, window to the front elevation and radiator.

BATHROOM

11'3" x 6'0" (3.43 x 1.85)

Half tiled with matching white suite comprising panel bath, pedestal wash hand basin, low level flush w.c., vanity unit and shelving, spotlights to ceiling, extractor fan, window to the front elevation and radiator.

SECOND FLOOR LANDING

5'6" x 8'5" (1.69 x 2.59)

Providing access to two bedrooms, loft access and velux window.

BEDROOM ONE

13'11" x 14'11" (4.26 x 4.57)

Velux windows to the front and rear and further window to the front elevation, radiator, cupboard, t.v. and telephone points and door leading into:

EN SUITE

Half tiled with white suite comprising shower unit, pedestal wash hand basin, low level flush w.c., wall mounted towel radiator, spotlights and extractor fan to ceiling, velux window to the rear.

BEDROOM TWO

10'1" x 14'11" (3.09 x 4.57)

Built in wardrobe, velux window to the rear elevation and window to the front elevation, radiator.

EXTERNALLY

The front of the property has a small lawn area surrounded with flower border, downlighter to the side of the front door, drive leading to Garage allowing off road parking for one vehicle. The rear garden can be accessed via a side gate and the Lounge and is mainly laid to lawn with paving and shale area with raised decking area to the corner.

GARAGE

14'4" x 8'7" (4.39 x 2.63)

The brick garage has up and over door, roof storage, power and lighting and personal door to the rear.

COUNCIL TAX

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

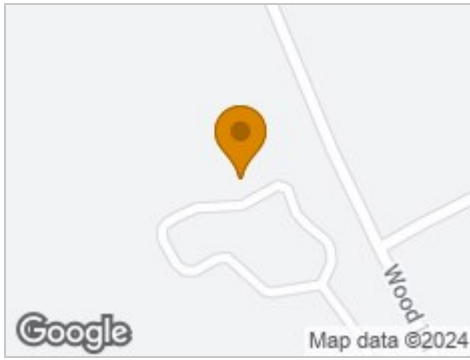
TENURE - FREEHOLD

AGENTS NOTE

We are advised there is an annual fee of approximately £116.09 per annum with regard to the green belt areas.



Road Map



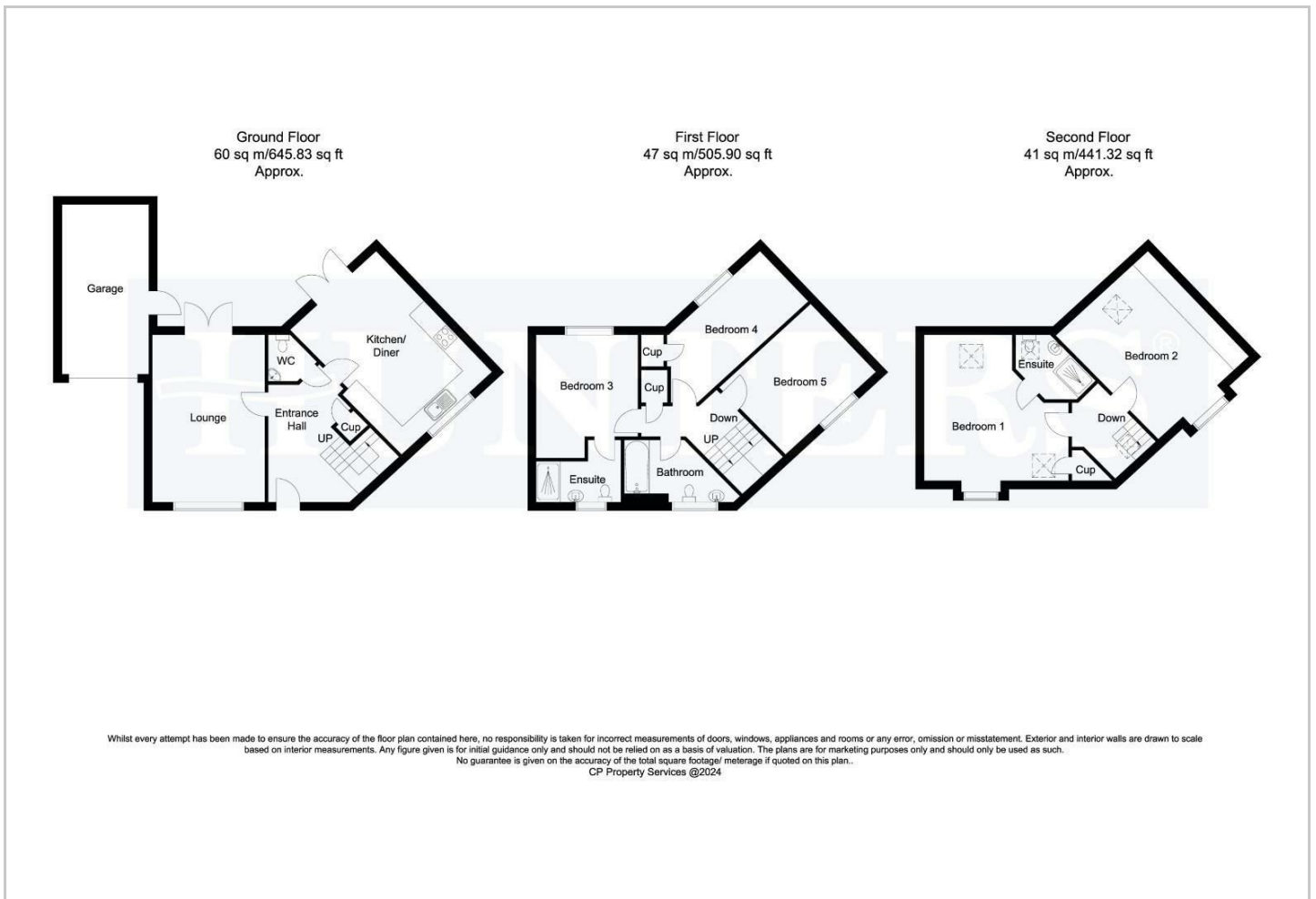
Hybrid Map



Terrain Map



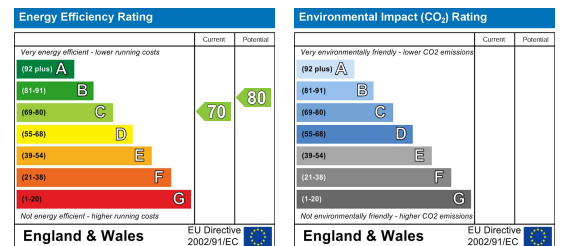
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.