

# HUNTERS®

HERE TO GET *you* THERE



## Baker Avenue

Gringley-on-the-Hill, DN10 4FQ

Offers In The Region Of £190,000



Council Tax: B



# 30 Baker Avenue

Gringley-on-the-Hill, DN10 4FQ

Offers In The Region Of £190,000



## DESCRIPTION

Briefly the property comprises lounge, kitchen diner and cloakroom to the ground floor, two bedrooms, bathroom and landing area to the first floor with the master on the second floor with en suite. Outside is a garden to the rear and an allocated parking space to the front with use of a separate car port. The property also benefits from double glazing, a communal LPG gas supply and a NEST heating control system.

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 having two glass panels with porch overhang and uplighter leading into:

## ENTRANCE HALL

Providing access to the lounge, stairs rising to the first floor landing, coat hanger and radiator.

## LOUNGE

10'5" x 14'8" (3.18m x 4.49m)

TV point and bracket, understairs cupboard housing fuse box, two wall lights, window to the front elevation, radiator and door into:

## KITCHEN DINER

12'2" x 13'6" (3.72m x 4.12m)

Wall and base units in light grey with complementary black worktops, Electrolux oven and grill, four ring induction hob with extractor fan over, integrated fridge freezer and dishwasher, one and a half stainless steel sink with mixer tap, French doors and window to the rear elevation, tiled flooring and door leading into:

## DOWNSTAIRS CLOAKROOM

2'9" x 5'11" (0.85m x 1.81m)

Half tiled with low level flush w.c., pedestal sink with mixer tap over, towel holder, extractor fan, window to the side elevation and radiator.

## FIRST FLOOR LANDING

10'10" x 6'7" (3.32m x 2.02m)

Providing access to two bedrooms and bathroom, radiator, smoke alarm, window to the side elevation and door to further landing measuring 2.02m x 1.56m providing access to the second floor with window to the front elevation and radiator.

## BEDROOM TWO

13'6" x 7'10" (4.14m x 2.39m)

Cupboard with shelves, window to the rear elevation and radiator.

## BEDROOM THREE

6'7" x 8'9" (2.03m x 2.68m)

Window to the front elevation and radiator.

## FAMILY BATHROOM

6'3" x 4'8" (1.92m x 1.44m)

Part tiled with matching white suite comprising panel bath with Triton electric shower over, pedestal sink

with mixer tap and vanity unit over, chrome radiator, extractor fan, spotlights to ceiling.

## SECOND FLOOR- MASTER BEDROOM

13'6" x 13'9" (4.14m x 4.21m)

Stairs lead into the master bedroom with built in wardrobe, TV point and bracket, wall mounted thermostat, loft hatch, windows to the side and front elevations, Door leading into:

## EN SUITE

6'10" x 6'5" (2.09m x 1.97m)

Part tiled with shower unit, pedestal sink with mixer tap and swivel mirror over, low level flush w.c., chrome wall radiator, extractor fan and Velux window to the rear.

## EXTERNALLY

The rear sloping garden is laid to lawn with paved seating area and gate to the side and fencing, outside tap. The front drive has an allocated space for one vehicle and a car port space.

## TENURE - Leasehold

999 years from 1 January 2011.

Ground rent £99.21 to Homeground 6 monthly

The Service Charge for 2025 was £134.24. This figure is subject to fluctuation.

## COUNCIL TAX

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

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

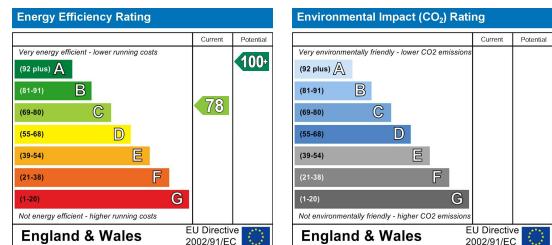


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.