

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Gallions Reach, Canal Lane, West Stockwith, DN10 4ET

- An individual and modern (built in 2000) Detached House with views toward the Stockwith Basin and Yacht club and open countryside to the rear • 3 Double Bedrooms • Gas Central Heating •
- PVCu Double Glazing • Detached Garage • Conservation Area setting • Gainsborough only 5 miles •



**£325,000 NO CHAIN**



Gallions Reach is a generously proportioned detached house located within the historic riverside village of West Stockwith. The property occupies a favoured location within the Conservation Area having southerly views towards the River Trent and the Stockwith Basin marina and Yacht Club. Enjoying an open rural aspect to the rear the property is also convenient for scenic walks along the nearby Chesterfield Canal and River Idle.

**Accommodation** (room sizes approx. only)

**ENTRANCE HALL** with PVCu external door and side panel, staircase leading off with understairs cupboard.

**CLOAKROOM** fully tiled with wc and plumbing for automatic washing machine.

**LOUNGE** (6.0m x 3.42m) with front bay window and radiator.

**DINING KITCHEN** (6.0m x 4.33m) well fitted Kitchen area including extensive base storage cabinets with worktops, stainless steel sink, integral single oven and 4 ring hob. Wall mounted Worcester boiler and rear garden outlook. Dining area with 2 radiators, large understairs storage cupboard and PVCu patio doors to:-

**CONSERVATORY** (2.3m x 3m) with tiled floor and access to the garden.

**LANDING** with half landing window.

**BEDROOM 1** (6.0m x 3.47m) with front facing bay window providing view of the Stockwith Basin (this room has been used as a first floor Lounge by the owners).

**BEDROOM 2** (4.34m x 3.0m) with rear facing window and radiator.

**BEDROOM 3** (4.34m x 2.82m) with rear facing window and radiator.

**BATHROOM** (3.4m x 1.7m) Fully tiled, comprising bath (with shower fitting) wc, wash basin, radiator, wall storage cupboards. Fully tiled.

## OUTSIDE

Easily maintained front garden with wide side paved driveway and gated access to the rear garden. Beautiful, professionally established rear garden enjoying views over open agricultural land to the rear.

**GARAGE** (6.2m x 2.8m) Detached brick and tiled with electric and light.

## SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

## LOCAL AUTHORITY


Bassetlaw District Council.

**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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