

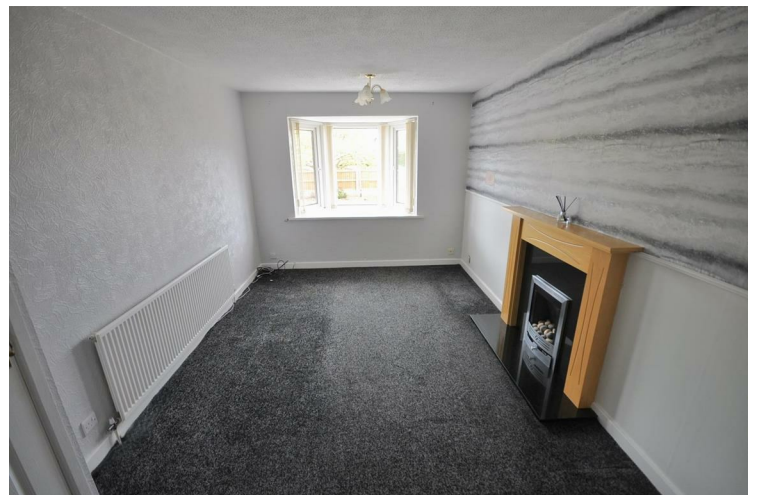


**60 Grampian Way**  
**Thorne DN8 5YP**

**Offers Around £180,000**

**FREEHOLD**

TWO DOUBLE bedroom DETACHED bungalow. Lounge/diner. Fitted kitchen. Rear conservatory. UPVC double glazed. Gas central heating (New boiler 2026) Front and rear gardens. Side driveway. Popular residential area. NO UPWARD CHAIN - Available NOW.



- TWO BEDROOM DETACHED BUNGALOW • Lounge/diner, Fitted kitchen • Gas central heating (new boiler 2026)

## ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining UPVC double glazed window. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler (NEW 2026). Doors off to all rooms. Loft access point. Radiator.

## LOUNGE

17'3" x 9'8"

Front facing UPVC double glazed bow window. Timber fireplace with marble hearth and inset to an electric fire. Radiator.

## KITCHEN

11'5" x 7'4"

Front facing UPVC double glazed window. Fitted with a range a range of beech effect wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer. Integrated electric oven and four ring gas hob with extractor hood above. Space for fridge freezer and washing machine. Laminate floor.

## BEDROOM ONE

14'4" x 8'7"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM TWO

9'3" x 8'6"

Rear facing French doors leading into the conservatory. Radiator.

## CONSERVATORY

14'10" x 6'1"

Side and rear facing UPVC double glazed windows, rear UPVC double glazed French doors and UPVC double glazed roof.

## BATHROOM

6'8" x 5'4"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mains shower and folding glass screen over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## OUTSIDE

The front garden is gravelled with feature ornamental tree and timber panelled fencing. A block paved driveway provides off road parking and leads to the side, through a wrought iron gate and continues into the rear providing further parking. An outside cold water tap is fitted to the side of the bungalow on the driveway.



- UPVC double glazed, Conservatory
- Side driveway, Front and rear gardens
- Popular residential area
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 61.1 sq.m / 658 sq.ft

The rear garden is private with paved patio and timber panelled fencing and has been gravelled for ease of maintenance. There is a timber shed and large paved base for a summerhouse or further seating area.

**NO UPWARD CHAIN INVOLVED**







## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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