



**Westwell Lane, Gringley-On-The-Hill Doncaster DN10 4QY**



**welcome to**

**Westwell Lane,Gringley-On-The-Hill Doncaster**

POPULAR LOCATION! Available with NO ONWARD CHAIN is this lovely semi-detached house located to the peaceful semi rural village of Gringley-on-the-Hill, offering THREE GOOD SIZED BEDROOMS, OFF ROAD PARKING, GARAGE, FRONT & REAR GARDENS. Viewing is highly recommended!



## Ground Floor Accommodation

### Entrance Hall

Entrance hall benefitting from two storage cupboards, housing the stairs to the first floor landing and having a central heating radiator.

### Lounge

13' 2" x 10' 11" max ( 4.01m x 3.33m max )

Main reception room having coving to the ceiling, front facing double glazed bay window, dado rail and central heating radiator.

### Kitchen

9' 4" x 7' 10" ( 2.84m x 2.39m )

Kitchen having a range of wall and base units, complimentary worktops and stainless steel sink and drainer. Integrated oven, hob and extractor hood plus space for a fridge and washing machine. Side and rear facing double glazed windows and coving to the ceiling.

### Dining Area

13' x 11' 6" max ( 3.96m x 3.51m max )

Open plan to the kitchen making an ideal space for entertaining. Having a multi fuel burner, French doors leading through to the conservatory and coving to the ceiling.

### Conservatory

12' 6" x 8' 7" max ( 3.81m x 2.62m max )

A spacious conservatory, constructed of low level brick with upvc double glazing and having French doors leading out to the garden and ceiling fan.

## First Floor Accommodation

### Landing

Loft access with ladder.

### Bedroom One

12' 1" x 11' 6" max ( 3.68m x 3.51m max )

Double bedroom having a front facing double glazed window and central heating radiator.

### Bedroom Two

11' 6" max x 11' 11" ( 3.51m max x 3.63m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Bedroom Three

8' 9" max x 7' 11" ( 2.67m max x 2.41m )

Single bedroom having a front facing double glazed window, central heating radiator, dado rail and storage cupboard.

### Bathroom

Fitted with a bath with overhead shower, pedestal wash hand basin and chrome heated towel rail. Rear facing double glazed window with obscure glass, tiled flooring and cupboard housing the boiler.

### Wc

Separate wc with side facing double glazed window with obscured glass and tiled flooring.

## External

Set back from the road behind a gravelled parking area and colourful garden with lawn and well stocked borders. Side pedestrian access available to the rear. The rear garden is enclosed and of a good size with lawn, variety of mature plants, trees and shrubs plus a useful storage outbuilding. Pedestrian access gate at the rear leads to the garage which is en bloc with vehicle access at the end of the street.

## Garage

16' 1" x 9' 1" ( 4.90m x 2.77m )

Separate garage block to the rear of the property.

## Agents Note

Utilities - Mains electric, water and drainage. LPG central heating.

The vendor advises access to the garage is via a private road, please speak with your conveyancer to clarify.



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## Westwell Lane, Gringley-On-The-Hill Doncaster

- Well Presented Semi Detached House
- Desirable Semi Rural Village Location
- Three Bedrooms
- NO CHAIN
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107967 - 0005

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