



The Bungalow Westwell Lane,  
Gringley-On-The-Hill, DN10 4QY



£270,000

3 1 3

### KEY FEATURES

- QUIET SEMI-RURAL LOCATION
- THREE SPACIOUS BEDROOMS
- GENEROUS PRIVATE REAR GARDEN
- COVERED CAR PORT AND LARGE DRIVEWAY
- TWO RECEPTION ROOMS AND STUDY
- MODERN KITCHEN
- EPC RATING D
- FREEHOLD





This attractive bungalow occupies a generous plot within the sought-after village of Gringley-on-the-Hill and provides versatile accommodation suited to a range of buyers.

Externally, the property benefits from a well-maintained garden and a substantial summer house, currently used as an entertaining space and offering excellent potential for use as a home office or studio.

Internally, the home features well-proportioned bedrooms alongside a spacious lounge that flows into the dining room, additional reception room, and kitchen, creating a flexible and sociable layout.

A long tandem car port provides secure covered access to the rear garden, enhancing privacy and practicality.

The vendor is highly motivated, and interested parties are encouraged to arrange a viewing and discuss any potential offers with the agent.



### Entrance Hall

Welcoming entrance hall with central heating radiator.

### Study 2.74m x 1m (9'0" x 3'4")

Rear-facing double glazed window, coving to the ceiling, dado rail, and central heating radiator.

### Lounge 4.22m x 3.99m (13'10" x 13'1")

The main reception room featuring a fireplace with electric inset fire, back, hearth, and surround. Front-facing double glazed window, coving, dado rail, and central heating radiator.



### Dining Room 2.95m x 2.77m (9'8" x 9'1")

Positioned between the lounge and study, with French doors, side-facing double glazed window, coving, dado rail, and central heating radiator.

### Kitchen 4.27m x 2.64m (14'0" x 8'8")

Fitted with a wide range of wall and base units with complementary worktops, inset sink and drainer. Space for a washing machine, American-style fridge freezer, and dishwasher. Beamed ceiling, rear-facing double glazed window, and rear access door.

### Bedroom One 3.1m x 4.24m (10'2" x 13'11")

Spacious principal bedroom featuring fitted wardrobes and bay window.

### Bedroom Two 3.28m x 3.33m (10'10" x 10'11")

Double bedroom with built-in storage cupboard, front-facing double glazed window, and central heating radiator.

### Bedroom Three 2.82m x 2.64m (9'4" x 8'8")

Well-proportioned third bedroom with built-in storage cupboard, front-facing double glazed window, coving, dado rail, and central heating radiator.

### Bathroom

Family bathroom comprising bath with overhead shower, WC, and vanity wash hand basin. Fully tiled walls, rear-facing obscure double glazed window, and heated towel rail.

### External

The property is positioned on a slightly elevated plot with steps leading to the front entrance. The front garden is mainly laid to lawn with a variety of mature plants and shrubs. There is side pedestrian access and a block-paved driveway leading to





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the car port.

To the rear is a fully enclosed garden offering a high degree of privacy, featuring a lawn with central water feature, paved seating area, and outside tap.

### Summer House 4.67m x 3.23m (15'4" x 10'7")

A valuable addition to the garden with power and lighting, ideal for entertaining, working from home, or leisure use.

#### Car Port

Covered tandem car port to the side elevation providing access to the rear garden.

#### Storage Garage

Additional storage facility located beyond the car port.

### Agents' Notes

- The property is of timber frame construction with a brick outer shell. Buyers are advised to consult their conveyancer and mortgage advisor.
- We have been unable to verify alterations completed prior to the current ownership. Further enquiries should be made with the branch.
- The vendor advises that the following improvements have been carried out:
  - o New roof – January 2025
  - o Replacement boiler – May 2025
  - o New alarm system – February 2025

### Utilities

Mains electricity, mains water, and drainage. Oil-fired central heating.

### Disclaimer



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

### Services

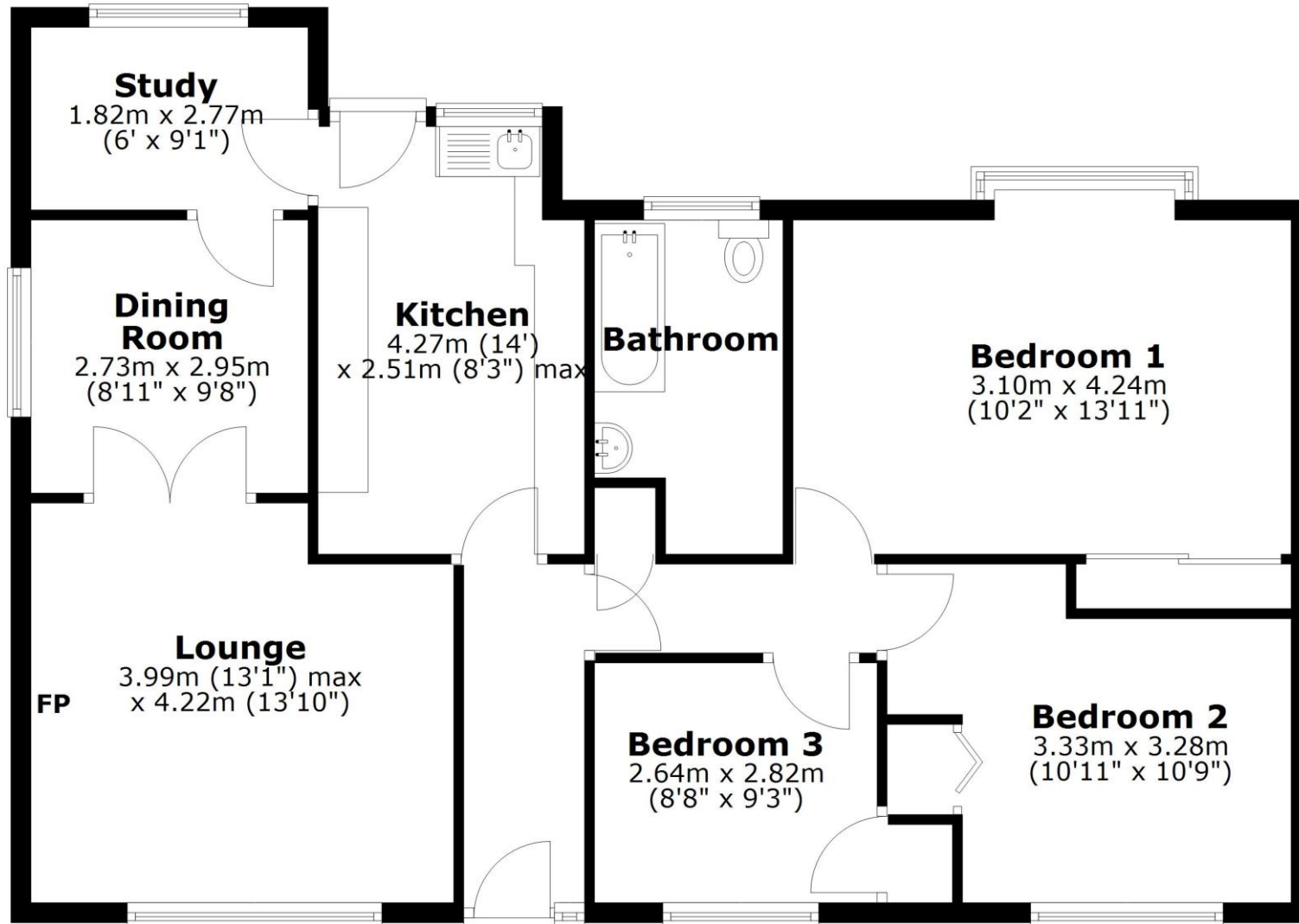
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



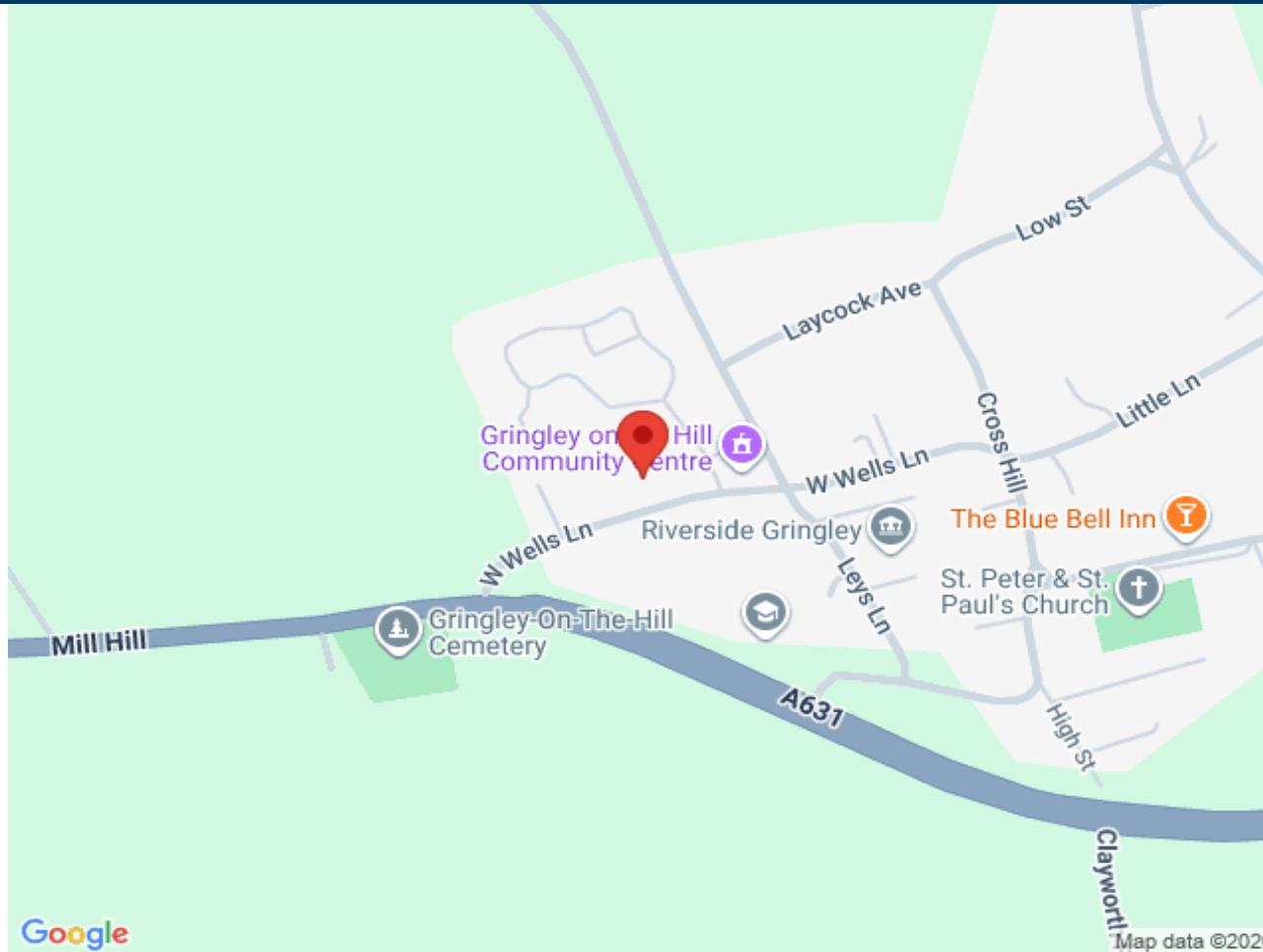


## Ground Floor

Approx. 92.4 sq. metres (994.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

