



28 GRINGLEY ROAD, MISTERTON
£300,000

BROWN & CO

28 GRINGLEY ROAD, MISTERTON, DONCASTER, DN10 4AP

DESCRIPTION

A beautifully presented cottage on the edge of this popular village providing a good sized lounge dining room with a multi fuel stove as well as a brick based conservatory overlooking the attractive gardens and views beyond. There are three double bedrooms, modern kitchen and ample off road parking leading to a detached double garage. The gardens are on two levels and to the rear are beautiful field views.

LOCATION

Misterton is a popular village between Doncaster and Retford with good local amenities including doctor's surgery, pharmacy, vets and co-op. There are some other local shops including takeaways and cafes. Retford is approximately a 25 minute drive away and provides more comprehensive shopping, leisure and recreational facilities as well as mainline railway station on the London to Edinburgh intercity link. Gainsborough is approximately 20 minutes away with some comprehensive shopping facilities including Marshall's Yard and the property is surrounded by good open countryside. The A1M lies to the west of Bawtry from which the wider motorway network is available

DIRECTIONS

What3words///flicks.loom.likewise

ACCOMMODATION

Part glazed stable UPVC door into

KITCHEN 10'6" x 8'2" (3.22m x 2.50m) dual aspect with double glazed windows and field views. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing for dishwasher, built-in Neff electric oven with space above for microwave. Ample working surfaces, part tiled walls, under cupboard lighting and spotlighting.



INNER HALLWAY with stairs to first floor landing. Spotlight.

UTILITY ROOM/CLOAKROOM 7'2" x 6'2" (2.19m x 1.90m) obscure rear aspect double glazed window. Vanity unit with inset sink, mixer tap and cupboard below. Low level wc, space and plumbing for washing machine and one further appliance. Working surfaces, wall mounted gas fired central heating boiler, tiled flooring and part tiled walls.

LOUNGE AREA 10'10" x 12'10" (3.35m x 3.96m) front aspect double glazed picture window. Recessed fireplace with multi fuel stove on raised quarry tiled hearth. TV and telephone points.



DINING AREA 10'5" x 9'9" (3.19m x 3.01m) deep under stairs storage cupboard. Double glazed sliding doors into



CONSERVATORY 15'4" x 9'4" (4.69m x 2.86m) brick base with double glazed windows, vaulted polycarbonate roof. Double glazed French doors leading into the garden and overlooking the garden and fields beyond. Part wood panelled walls, TV point.



FIRST FLOOR SPLIT LEVEL LANDING access to roof void with loft ladder and light. Built-in over stairs storage cupboard, period skirtings.

BEDROOM ONE 13'0" x 10'10" (3.98m x 3.35m) front aspect double glazed picture window. Oak coloured laminate flooring, period style skirtings.



BEDROOM TWO 10'6" x 8'3" (3.24m x 2.53m) side aspect double glazed window, oak coloured laminate flooring.



BEDROOM THREE 10'5" x 6'9" (3.20m x 2.09m) side aspect double glazed window. Oak coloured laminate flooring.

BATHROOM 11'0" x 7'0" (3.39m x 2.17m) rear aspect double glazed window with views to the garden and fields beyond. Four piece white suite of wood panel enclosed bath with mixer tap, electric shower over and glazed screen. Pedestal hand basin with mixer tap, low level wc. Separate tile enclosed shower cubicle with mains fed shower. Oak coloured laminate flooring. Tiled walls, spotlighting, extractor and chrome towel rail radiator.



OUTSIDE

From Gringley Road there is a dropped kerb access with space for one vehicle. Five bar gate leading to the property. The front garden has picket style fencing and pebbled front garden with brick edging for low maintenance and some established shrubs. The driveway provides parking for several vehicles and is high hedged to the left with a raised lawned garden, established shrub, flower beds and borders. Pebbled and concrete patio with external lighting and water supply. An additional path/patio.

Concrete sectional **DETACHED DOUBLE GARAGE 16'2" x 15'9" (4.94m x 4.83m)** with two metal up and over doors, power and lighting. The garden has steps and a ramp down to the lower garden, which is fenced to all sides, mainly lawned with timber shed and fruit trees. The property offers a good selection of established shrub and flower borders and to the rear of the property are field views.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

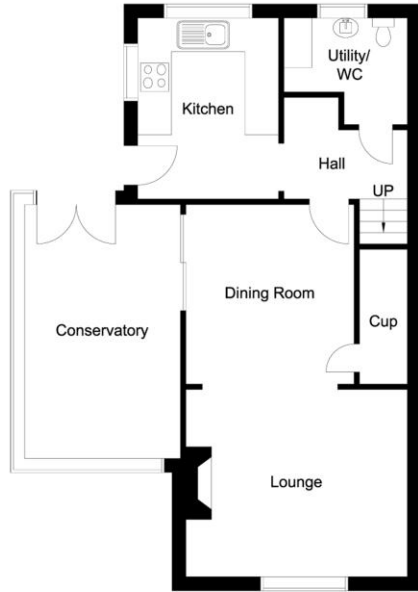
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in May 2026.

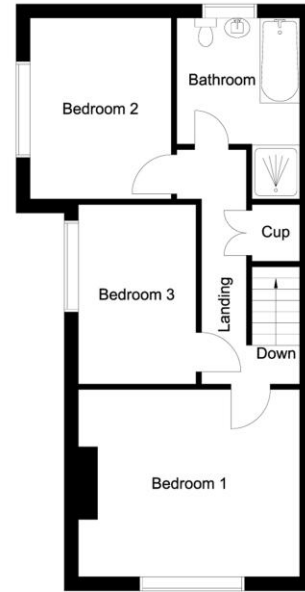


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

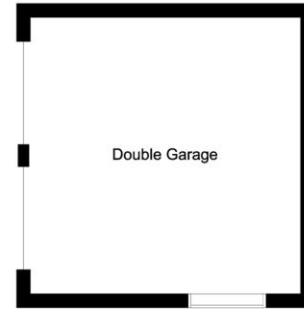
Ground Floor



First Floor



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



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