9 WESTWELL LANE

DONCASTER, DN10 4QY

£235,000

FREEHOLD

This well-proportioned three-bedroom property offers spacious and versatile accommodation arranged over two floors, making it an ideal home for families, first-time buyers or those looking for additional living space. Situated in the charming and sought-after village of Gringley-on-the-Hill, Nottinghamshire, the property enjoys a peaceful rural setting while remaining well placed for access to surrounding towns and cities. The village is renowned for its character, attractive countryside and welcoming community atmosphere, offering an appealing combination of village living and convenient connectivity. For commuters, the village provides access to the wider road network, with nearby towns including Gainsborough, Retford and Bawtry, while larger centres such as Doncaster and Nottingham are also accessible by road. The ground floor features a welcoming entrance hall with useful storage, a generous living room, and a well-equipped fitted kitchen opening into a separate dining area. The dining room benefits from rear-facing French doors providing direct access to the extensive rear garden, creating an excellent space for entertaining and family life. To the first floor are three good-sized bedrooms, including two generous bedrooms and a useful third bedroom with built-in storage, together with a fully tiled family bathroom.

Externally, the property benefits from a particularly spacious mainly lawned rear garden, useful outbuildings, fenced boundaries and secure gated access. A further gated pathway provides access to the garage. The front of the property is approached via steps and includes a mainly lawned garden.

Kendra Jacob

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• SELLING WITH NO CHAIN • THREE BEDROOMS • WELL PRESENTED THROUGHOUT • EXTENSIVE GARDENS • DESIRABLE VILLAGE LOCATION • TWO RECEPTION ROOMS • SINGLE GARAGE • OUTBUILDINGS WITH STORAGE • IDEAL FOR A FIRST TIME BUYER

ENTRANCE HALL

With a front-facing UPVC entrance door, the entrance hall features a side-facing double-glazed window, built-in storage cupboard, central heating radiator and laminate flooring. Power points are provided, with stairs rising to the first floor and useful under-stairs storage.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed window, central heating radiator and a good range of power points.

KITCHEN

The fitted kitchen comprises a range of wall and base units with work surfaces incorporating a stainless-steel sink and drainer. There is an integrated electric hob and oven with stainless-steel extractor hood above, plumbing for a washing machine and space for a fridge and freezer. Rear and side-facing double-glazed windows provide excellent natural light, while tiled flooring completes the room.

DINING AREA

The separate dining area provides an ideal space for family meals and entertaining. Rear-facing double-glazed French doors provide direct access to the garden. The room also benefits from laminate flooring, a central heating radiator and power points, together with access into the kitchen.

FIRST FLOOR-LANDING

The first-floor landing features a large side-facing obscure double-glazed window and provides access to three good-sized bedrooms and the family bathroom.

BEDROOM ONE

A spacious double bedroom with a front-facing double-glazed window, central heating radiator and power points.

BEDROOM TWO

A spacious double bedroom with a rear-facing double-glazed window, central heating radiator and power points.

BEDROOM THREE

A useful third bedroom with a front-facing double-glazed window, central heating radiator, power points and built-in storage cupboard.

BATHROOM

The fully tiled family bathroom comprises a panelled bath with electric shower over, wash hand basin and low-flush WC. A rear/side-facing obscure double-glazed window provides natural light, with central heating radiator and vinyl flooring.

EXTERNAL

The property is approached from the front via steps leading down to the entrance. The front garden is mainly laid to lawn, while the garage provides useful additional storage or parking facilities. To the rear is an extensive, mainly lawned garden providing an excellent outdoor space for families, gardening and entertaining. The garden also benefits from useful outbuildings providing ideal storage, fenced boundaries and secure gated side access. A further secure gated access leads through to the garage.

GARAGE

A single garage with double doors giving access.

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Kendra
Jacob

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ADDITIONAL INFORMATION

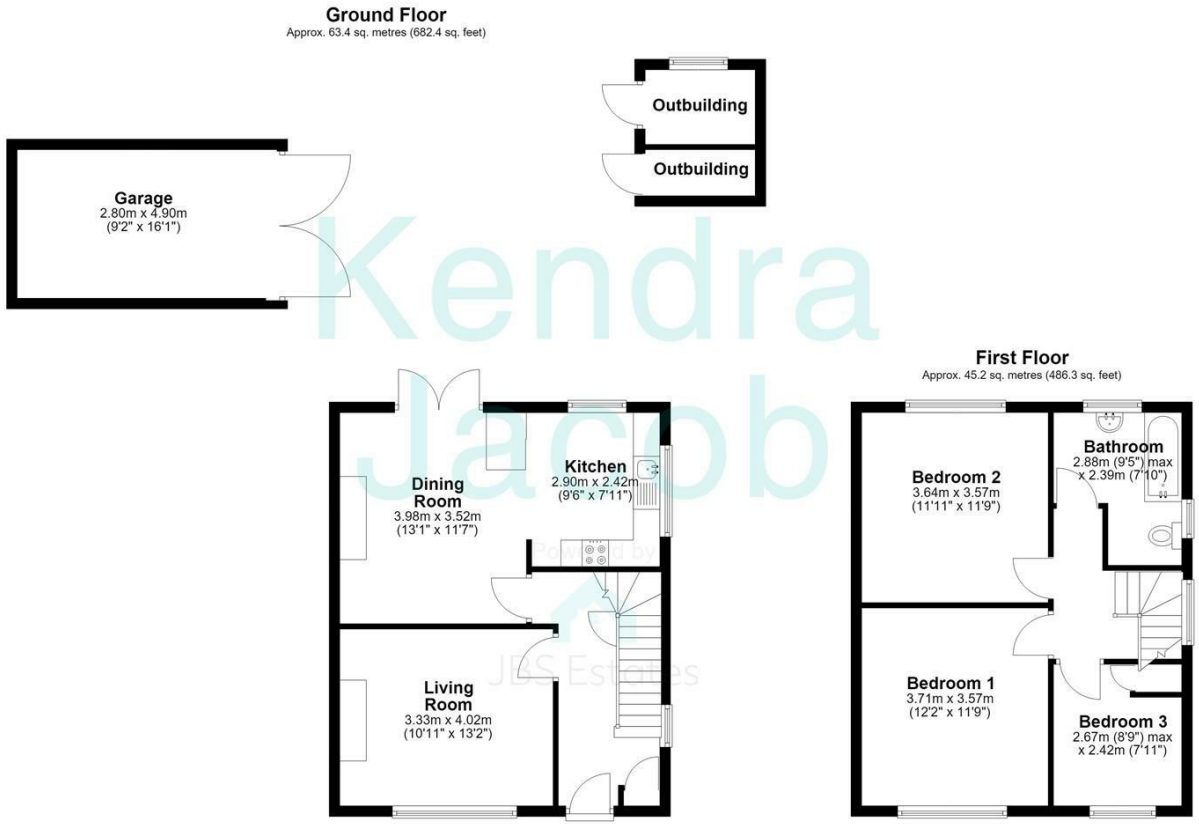
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

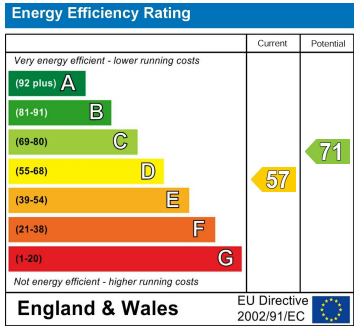
Floor Area – 1168.70 sq ft

Tenure – Freehold



Total area: approx. 108.6 sq. metres (1168.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



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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