

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westwell Lane

Gringley-on-the-Hill,, DN10 4QY

Offers In The Region Of £250,000



Council Tax: A





# 3 Westwell Lane

Gringley-on-the-Hill,, DN10 4QY

Offers In The Region Of £250,000



## DESCRIPTION

Briefly the property comprises entrance hallway, lounge, kitchen diner and conservatory to the ground floor, with three bedrooms and a bathroom to the first floor. Whilst outside there is a drive to the front facilitating off street parking for two vehicles with garden and further garden and summer house to the rear. The property also benefits from oil central heating and double glazing.

Gringley on the Hill lies on the A631 five miles west of Bawtry, six miles west of Gainsborough and eight miles north of Retford which in turn lies on the east coast mainline with train links to the capital. The village has a primary school, public house and church and the afore mentioned towns have a wealth of amenities. The village also lies in the catchment area for the popular Queen Elizabeth High School in Gainsborough.

## ACCOMMODATION

Accessed via a porched entrance with front wooden door and ornate glass panel leading into:

### ENTRANCE HALL

6'3" x 14'6" (1.93 x 4.42)

Doors leading into living room and kitchen/diner and stairs rising to the first floor accommodation, radiator, two built in storage cupboards, one housing the fuse box and smart meter, side aspect double glazed window.

### LIVING ROOM

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

Cast iron open grated fireplace with surround set on granite hearth, TV point, wood panel flooring, window to the front elevation and radiator.

## KITCHEN DINER

19'9" x 13'0" max measurements (6.04 x 3.97 max measurements)

The kitchen area has wall and base units with complementary worktops, built in cooker and four ring hob with extractor fan over, spaces for washing machine and fridge freezer, one and a half porcelain sink with mixer tap, plate rack in wall unit, wood panel flooring, windows to the rear and side elevations. The dining area has recessed shelving with cupboards under, spotlights, radiator and double doors leading into

## CONSERVATORY

14'5" x 8'7" (4.39 x 2.62)

A brick based double glazed conservatory with rear aspect French doors leading out to the garden.

## FIRST FLOOR LANDING

8'8" x 7'10" (2.66 x 2.41)

Doors leading to the bedrooms and bathroom, loft access, side aspect double glazed window, radiator.

## BEDROOM ONE

12'3" x 11'7" (3.73 x 3.53)

A double bedroom with two built in wardrobes, window to the front elevation and radiator.

## BEDROOM TWO

11'9" x 11'7" (3.60 x 3.54)

A second double bedroom with built in wardrobes having sliding mirror fronted doors, shelving, window to the rear elevation and radiator.

## BEDROOM THREE

8'9" max x 7'11" (2.67 max x 2.42)

Currently used as an office.

Built in storage cupboard with clothes rail, wood panel flooring, and window to the front elevation.

### FAMILY BATHROOM

7'10" x 9'6" (2.41 x 2.92)

Fitted with a four piece suite comprising freestanding bath, shower cubicle with electric shower, low level flush WC and pedestal wash hand basin, spotlights to ceiling, towel holder, wall radiator, windows to the rear and side elevations.

### EXTERNALLY

To the front of the property is a block paved driveway providing off-street parking for two vehicles, garden laid to lawn with mature shrubs and trees and gate to the side leading to the rear.

The rear garden is laid to lawn with paving leading to the summer house on decking, seating areas, fruit trees and a range of established plants and shrubs with fencing and hedging to the boundaries. A gate leads round to a block paved side passage which has an external floor standing Worcester boiler and brick built tool shed having a shelf for storage.

### SUMMER HOUSE

15'8" x 10'9" (4.78 x 3.28)

Constructed of wood panelling and is double insulated with power and lighting, windows to the front and side elevation.

### COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

### TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





Road Map



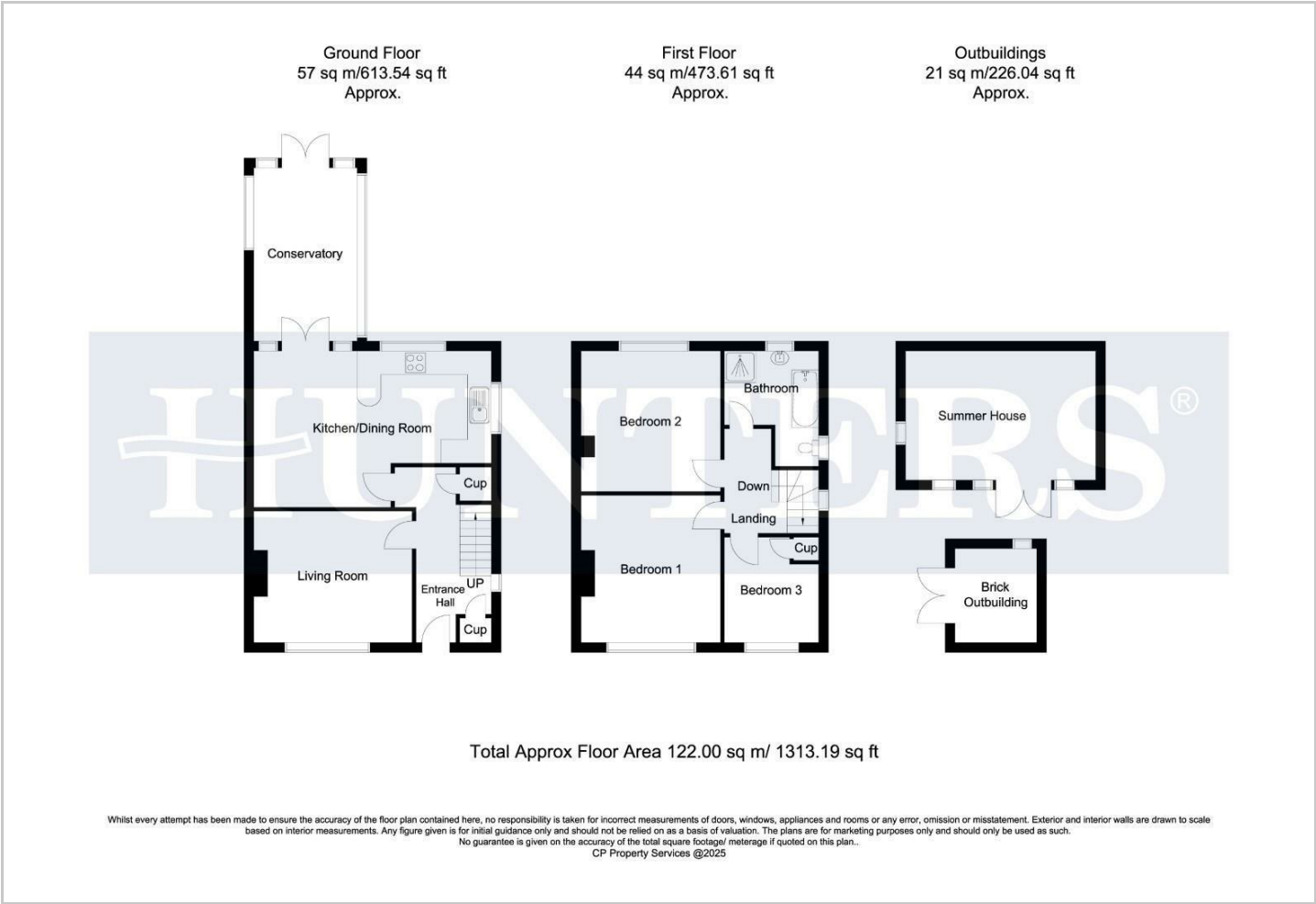
Hybrid Map



Terrain Map



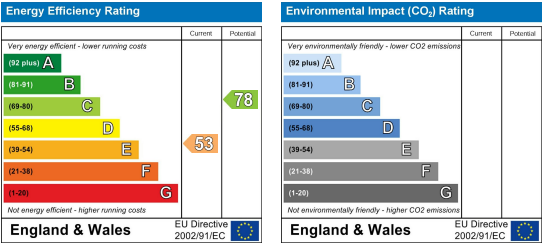
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.