



3 GRINGLEY ROAD, MISTERTON  
£400,000

**BROWN & CO**

## 3 GRINGLEY ROAD, MISTERTON, DONCASTER, DN10 4AN

### DESCRIPTION

A superbly presented and deceptive dormer style property in the favoured village of Misterton. The property starts with a spacious entrance hall overlooking the attractive gardens. There is a good sized open plan and modern kitchen family dining room also overlooking and leading into the garden. There are two double bedrooms and a bathroom on the first floor. Attached barn conversion which creates a comfortable snug with log burner and with the mezzanine seating area which will make a good study. This barn conversion could create an annexe for a teenager or with some reconfiguration an annexe for an elderly relative. The property also benefits from parking to the front for numerous vehicles and the rear garden is one of the main features of the property and extends to approximately 0.25 acres, subject to measured site survey.

### 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 a fish & chip shop. 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. The A1M lies to the west of Bawtry from which the wider motorway network is available. Gainsborough is approximately 20 minutes away with some comprehensive shopping facilities including Marshall's Yard and the property is surrounded by good open countryside.

### DIRECTIONS

What3words///beginning.toned.natively

### ACCOMMODATION

Part glazed composite door with slimline obscure window to the side to

RECEPTION HALL 33'2" x 12'0" (10.13m x 3.67m) with slate flooring, part glazed stable door to the rear and large double glazed picture window with slate tiled sill. Square opening to the

INNER HALL with matching flooring, telephone point and door to

KITCHEN 11'9" x 10'9" (3.62m x 3.33m) modern cream coloured base and wall mounted cupboard and drawer units. Four ring electric hob with stainless steel extractor canopy above and Perspex splashback. 1 ¼ sink drainer unit with mixer tap, integrated dishwasher below, built-in Zanussi double oven and grill, ample wood effect working surfaces with matching upstand incorporating breakfast bar, slate flooring. Bifold door to UTILITY CUPBOARD side aspect obscure double glazed window. Space and plumbing for washing machine and one further appliance. Matching flooring, work surface. Wall mounted Worcester gas fired central heating boiler. Additional WALK-IN PANTRY side aspect obscured double glazed window, matching flooring, a range of shelving, space for large upright fridge freezer. Square opening into the



### OPEN PLAN LIVING DINING ROOM

Dining Area 25'6" x 11'7" (7.79m x 3.56m) double glazed French doors leading into the garden and large picture window with two side aspect double glazed windows and large vaulted skylight. Recessed lighting, TV point, oak effect flooring. This leads through to

Snug 11'8" x 10'9" (3.61m x 3.31m) stained wood flooring. Bespoke built-in under stairs storage cupboards with display above. Door returning into the Reception Hall. This room would also make a great playroom.



BEDROOM ONE 13'4" x 13'4" (4.08m x 4.08m) front aspect picture window. Decorative ceiling.



BEDROOM TWO 11'8" x 10'9" (3.59m x 3.31m) front aspect picture window.

**FAMILY SHOWER ROOM 7'8" x 7'8" (2.38m x 2.38m)** side aspect obscure double glazed window. Full width walk-in shower cubicle with glazed screen. Mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink, mixer tap. Low level wc with concealed cistern, cupboards and drawers. Part tiled walls, chrome towel rail radiator, touch screen mirror, extractor, aqua board ceiling, recessed lighting.



#### FIRST FLOOR LANDING

**BEDROOM THREE 11'8" x 10'9" (3.60m x 3.33m)** side aspect double glazed picture window. A range of bespoke built-in wardrobes with hanging and shelving space.



**BEDROOM FOUR 9'2" x 9'0" (2.80m x 2.76m)** rear aspect double glazed window with views to the attractive and well stocked rear garden.

**BATHROOM 11'8" x 7'8" (3.61m x 2.38m)** side aspect double glazed window with views to fields. Recently modernised with oval shaped bath with handheld mixer tap/shower attachment and tiled splashback. Pedestal hand basin with tiled surround, recessed shelved area.

**SEPARATE WC** white low level wc, rectangular hand basin with mixer tap and cupboards below.

From the Reception Hall is a door to the barn conversion which is the **SITTING ROOM 21'9" x 9'2" (6.67m x 2.80m)** high vaulted ceilings, two double glazed picture windows to the side and obscure to the other side. Fitted modern log burner on granite effect hearth. TV and telephone points, wooden staircase to **STUDY 9'2" x 6'0" (2.80m x 1.87m)** with rear aspect double glazed window offering views to the garden, wall light point and TV point.



#### OUTSIDE

The front garden is hedged to all sides and pebbled for low maintenance and provides parking for several vehicles.

The rear garden is undoubtedly one of the main features of the property and is hedged and fenced to all sides. There is a good sized paved patio with external lighting, additional side patio with water supply and this leads to attached brick **Outbuilding**. Raised decked area with four man **INFRA RED SAUNA**. The patio has dwarf retaining wall and steps up to the garden which is well stock and established with good area of lawns and a good variety of shrubs and trees including some fruit trees. There is an **additional wooden Summerhouse** with power, light, raised decking to the front and metal pagoda.

#### 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 D.

**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.

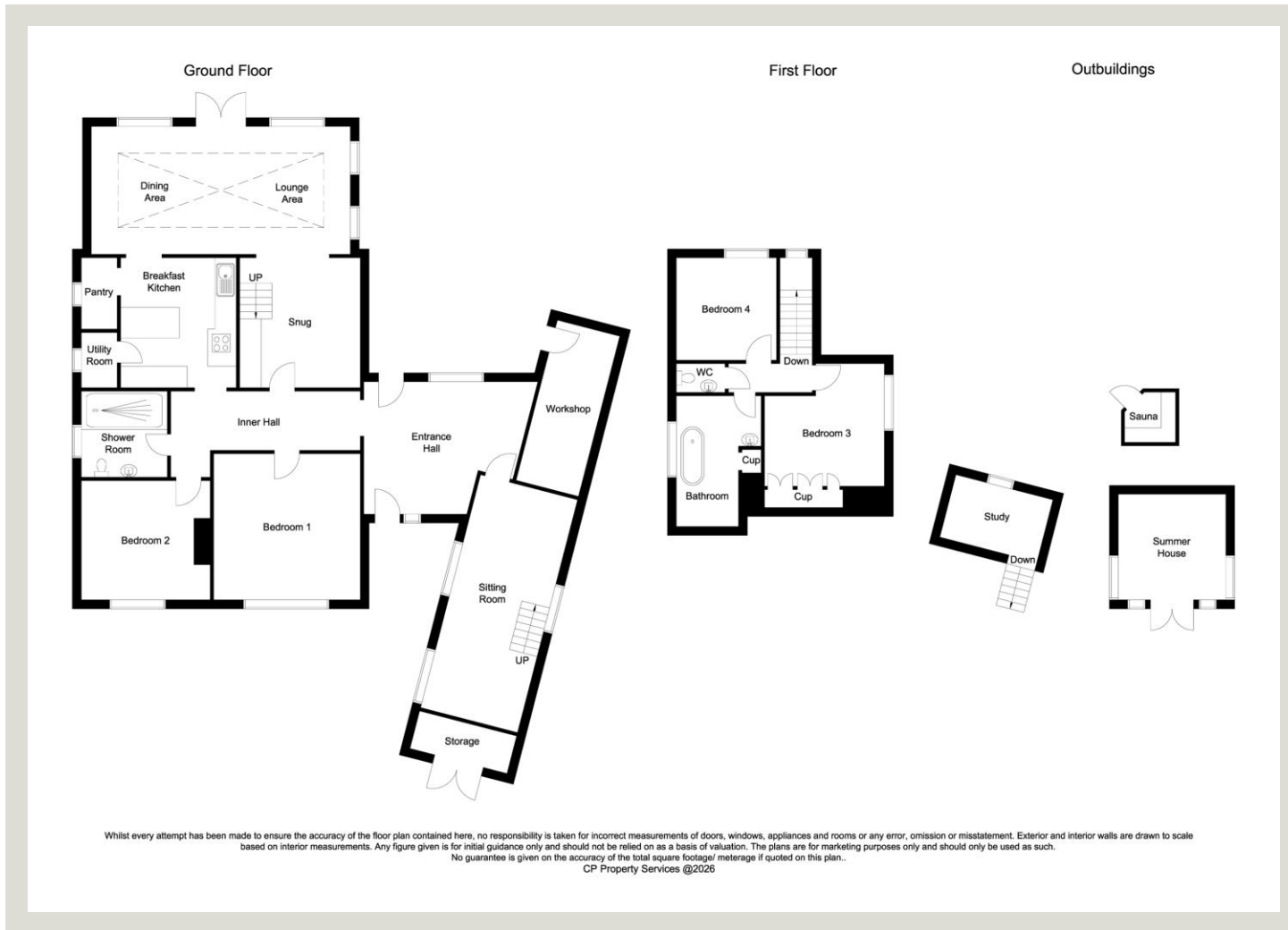
**Viewing:** Please contact the Retford office on 01777 709112.

**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 April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**