

Details as provided by the vendor



Orchard Close, High Street, Gringley-on-the-hill

A superbly appointed 3 bedroom detached bungalow having modern kitchen, bathroom and quality fixtures and fittings, beautiful gardens and great view. Comprises ; Hall, spacious lounge with sliding doors to patio and gardens, modern kitchen and utility with various appliances, 3 bedrooms(wc and wash hand basin to Bed 1), 4 piece bathroom, garage, electric gates to driveway. Viewing Highly Recommended

Offers In Region Of £350,000

Viewing

By appointment only

Tenure Freehold

This beautifully refurbished 3 bedroom detached bungalow lies within a large and private plot, with mature landscaped gardens, approached through electrically operated wrought iron gates.

The property has been re-modified and encompasses modern and stylish fixtures and fittings, a good standard of internal presentation, lovely views over paddock land and beyond, oil fired heating, with further under floor heating, upvc double glazed windows, and great living accommodation.

The property is certainly worthy of an inspection and comprises of: entrance hallway, which the current vendors use as a dining room, with Oak engineered floor, spacious lounge with fitted bookshelves and storage, with sliding doors opening to the patio and gardens beyond, kitchen having a range of modern and contemporary units with Rangemaster oven, utility with Fisher Paykel fridge freezer, and Siemens dishwasher, three bedrooms (the master bedroom having w.c. and wash basin), 4 piece bathroom suite with separate shower cubicle, and tiling to the walls and floor.

Orchard Close is approached through an electrically operated wrought iron gates which open to a driveway providing numerous off road parking spaces in front of the double garage. The double garage has lighting and power, and with mature gardens with Apple trees and Pear trees, pathways to either side of the property allow access to the rear garden, which is lawned and overlooks parkland, with open views beyond. There is a patio area to the rear of the lounge, great for entertaining and seating, brick storage sheds to the front of the bungalow, greenhouse, garden shed and wood store, and bordering shrubs.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

Gringley on the Hill is one of North Nottinghamshires most desirable and pretty outlying rural villages, with the picturesque Chesterfield Canal winding its way through the lower part of the village. Gringley on the Hill is situated approximately 15 miles south-west of Doncaster town centre, the select market town of Bawtry is 5 miles away, Retford 6 miles and Gainsborough 5 miles. The A1(M) access point at Blyth opens up many other regional areas within comfortable commuting distance. Gringley on the Hill has its own highly regarded village primary school and is within the 9 mile distance criteria for entrance to Queen Elizabeth Grammar School at Gainsborough (prospective purchasers are recommended to make their own enquiries regarding entry procedure to the school).

Driving from Bawtry to Gringley on the main A631 Gainsborough Road, the village is situated approximately 5 miles from Bawtry, by-passed by the A631. Proceed into Gringley, travelling along High Street, and Orchard Close can be found on the left hand side with a for sale board outside.

ACCOMMODATION

Oak veneered entrance door with double glazed panes opens to:

ENTRANCE HALLWAY

(Currently being used as a dining room)

Having underfloor heating, Oak flooring, with access through to the kitchen and inner hallway.



LOUNGE

18' 4" x 14' 4" (5.59m x 4.37m) An excellent sitting room that has fitted book shelving and storage drawers, various socket points, upvc sliding doors out to the patio and gardens, which enjoys the beautiful views. There is a multi-fuel burner set on a glass plate hearth, radiator, and a good standard of internal presentation.



KITCHEN

14' 9" x 10' 9" (4.5m x 3.28m) The kitchen enjoys a range of modern and contemporary wall and base units with granite work surfaces. Situated within the units is the Rangemaster oven with complementary hood over, glass splash-backs to work surfaces, sink with mixer tap, double glazed window to the front and rear elevations, tiled floor, and access to the utility.



UTILITY ROOM

Having a host of matching wall and base units, with Siemens dishwasher, Fisher Paykel fridge freezer, tiled floor, sink with mixer tap, double glazed window to the rear, and door to the gardens.



INNER HALLWAY

Having Oak engineered flooring, cupboard housing the under floor heating controls, door to the main bed rooms and family bathroom.

BEDROOM 1

14' 10" x 11' 10" (4.52m x 3.61m) A master double bedroom having a range of fitted wardrobes, radiator, double glazed window to the rear elevation, socket point, and door to the w.c.



W.C.

A very handy w.c. incorporating a w.c. and wash basin with unit, double glazed obscure window, radiator, and down lights.



BEDROOM 2

11' 10" x 10' 11" (3.61m x 3.33m) A rear facing double bedroom having a range of built-in wardrobes, cupboard with shelving, radiator, and double glazed window to the rear elevation.



BEDROOM 3

7' 5" x 8' 0" (2.26m x 2.44m) (Currently used as a handy craft room) Having a radiator, and double glazed window to the side elevation.



BATHROOM

Having a modern 4 piece suite including a separate bath and shower cubicle, w.c. and wash basin. There is a chrome towel rail, and tiling to the walls and floor.



OUTSIDE

The property is approached by an electrically operated gate, a long driveway providing off road parking in front of the double garage.

The front garden is lawned, with various fruit trees, external storage shed, and pathways either of the property lead to the rear garden.



DOUBLE GARAGE

Having lighting and power points, and personal door to the rear gardens.

REAR GARDENS

The rear gardens have been beautifully presented to include a paved patio immediately to the rear of the lounge, ideal for seating and entertaining.

The gardens stretch along the rear of the bungalow, and overlook a paddock and views beyond.

There is a storage shed with wood store and a greenhouse.



REAR GARDENS



REAR GARDENS



REAR GARDENS



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DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

