



High Street
Gringley-On-The-Hill, Doncaster

Offers in the Region of £350,000

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Charming FOUR BEDROOM Semi Detached Cottage

Property Overview

- TWO RECEPTION ROOMS
- Contemporary Family Bathroom & En Suite to Second Bedroom
- Underfloor Heating to Kitchen & Family Bathroom
- Private, Southerly Aspect Rear Garden with an Abundance of Flowers & Planting, Several Seating Areas & Two Handy Garden Sheds



A fantastic opportunity to acquire a charming FOUR BEDROOM semi detached cottage, boasting sizeable rooms throughout. Exceeding 1420 sq ft. and set over two storeys, the generous living accommodation briefly comprises of a welcoming entrance hall, lounge, ground floor WC, utility room, kitchen, dining room/ family room, galleried first floor landing, master bedroom, second bedroom complete with en suite, two further bedrooms, one currently utilised as a hobby room, and a contemporary four piece family bathroom. Outside sees a tiered, Southerly aspect rear garden offering a high level of privacy, showcasing an abundance of flowers and planting, several seating areas and two handy garden sheds, one equipped with power and lighting. Beyond the rear garden boundary, and approached via a private lane with access to just five properties, resides a gravelled driveway and a detached single garage. Advantageously placed in the rural village of Gringley-On-The-Hill, this beautifully presented plot enjoys a prime location for commuting to Bawtry, Retford and Gainsborough via the A631, and sits well within the catchment area for Queen Elizabeth's Grammar School. Gringley on the Hill itself boasts a popular village pub hosting weekly themed dining menus and events, a healthcare centre, and St. Peter's C of E Primary School, which has most recently achieved a good Ofsted rating. Viewings are highly encouraged to fully appreciate the spacious accommodation and esteemed village setting being offered for sale.

- Gravelled Driveway & Detached Single Garage Equipped with Power & Lighting
- Advantageously Placed in the Rural Village of Gringley-On-The-Hill
- Prime Location for Commuting to Bawtry, Retford & Gainsborough via the A631
- Council Tax Band: E EPC Rating: E



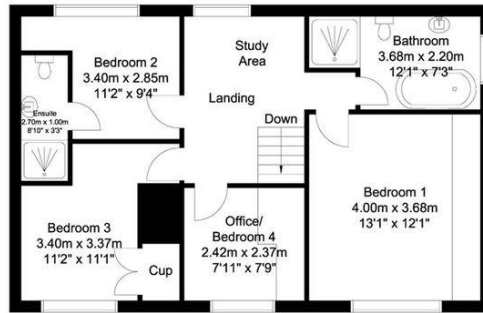
Road links are served by the A1 & A631 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to King's Cross in less than 90 minutes at selected times.



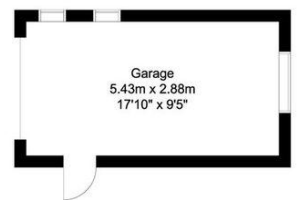
Ground Floor
72 sq m/775.00 sq ft
Approx.



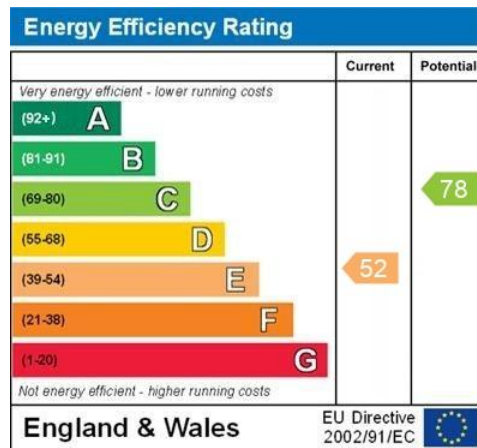
First Floor
60 sq m/645.83 sq ft
Approx.



Outbuilding
16 sq m/172.22 sq ft
Approx.



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 @2024



Tenure & Charges: Freehold- Vacant possession will be given upon completion

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.