



High Street, Gringley on the Hill, Doncaster
DN10 4RH

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EXCLUSIVE



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A rare opportunity has arisen to buy a four bedroom detached house on the High Street accessed from the A631 at the Gainsborough end of the village of Gringley on the Hill. The property enjoys great views over the surrounding countryside on both sides and is well presented internally. Being sold with NO CHAIN complications, viewing is HIGHLY recommended.





DESCRIPTION

The property briefly benefits from entrance hall, lounge, dining room, kitchen diner, utility and cloakroom to the ground floor whilst the first floor has four bedrooms, master with en suite and a family bathroom. Outside are gardens to the front and rear with a drive to the front facilitating off street parking for several vehicles and a double garage to the rear. The property also benefits from oil central heating and double glazing.

Gringley on the Hill is located between the market towns of Retford, Bawtry and Gainsborough with the village benefitting from a public house and primary school, whilst Bawtry offers a wealth of boutique shops, restaurants and bars and the Crown Hotel. Retford station lies on the east coast mainline with direct links to London Kings Cross whilst Gainsborough is well know for its Marshalls Yard Retail complex. The motorway is only a short drive away via the A1M.

ACCOMMODATION

The property is accessed via a porched entrance to the side with composite door having two ornate glass panels leading into:

ENTRANCE HALL

14'8" x 10'2"

Providing access to the lounge, dining room and kitchen diner, stairs rising to the first floor accommodation, understairs cupboard housing the electric meter, brick arch way, picture wall light, wood panel flooring and radiator.

LOUNGE

22'10" x 13'11" to maximum dimension

Feature fire place housing log burner in surround, TV and telephone points, wood panel flooring, dado rail, two windows to the rear elevation and one to the front elevation, radiator.

DINING ROOM

18'0" x 13'1"

Three wall lights, windows to the front and side elevations, radiator and doors into entrance hall and kitchen diner.

KITCHEN DINER

13'1" x 16'11"

Wall and base units with complementary worktops, built in cooker, four ring induction hob with extractor fan over, integrated fridge, built in cupboard, tiled flooring, spotlights to ceiling, door leading into:

UTILITY

5'11" x 10'5"

Complementary worktop with space under for washing machine, dryer and dishwasher, stainless steel sink with mixer tap and tiled splashback, tiled flooring, window to the side elevation and radiator.



CLOAKROOM

2'5" x 6'6"

Half tiled wall, low level flush wc, floor standing Firebird boiler, wall mounted thermostat and window to the side elevation.

REAR ENTRANCE

3'0" x 6'6"

Tiled flooring, split door with glass panel providing access to the rear garden, further doors opening into the cloakroom and kitchen diner.

FIRST FLOOR LANDING

14'6" x 5'11" to its maximum dimensions

Providing access to the bedrooms and bathroom, airing cupboard.

MASTER BEDROOM

12'7" x 13'0"

Built in cupboard, wood panel flooring, window to the front elevation, radiator and door into:

EN SUITE

5'1" x 9'1"

Half tiled to two wall with matching suite comprising corner bath with

shower attachment to taps, wash hand basin in unit with cupboard under, low level flush wc, towel rail, window to the side elevation and radiator.

BEDROOM TWO

10'11" x 13'10"

TV bracket, windows to the front and rear elevations and radiator.

BEDROOM THREE

10'2" x 11'7"

Built in wardrobe with shelving, book shelf, window to the rear elevation and radiator.

BEDROOM FOUR

7'10" x 8'0"

Currently used as a study.

With shelving, loft hatch, window the to rear elevation and radiator.

EXTERNALLY

The front of the property is laid to lawn with mature beds and hedging and stone chip drive offering off street parking for several vehicles, a wrought iron gate leads to the rear garden which is laid to lawn and paving with decking area, mature borders, trees, hedging, outside tap and views over the Idle Valley countryside.



DOUBLE GARAGE

16'4".177'1" x 15'9"

Two up and over doors, power and lighting, shelving, windows to the front and rear elevations.

TENURE - Freehold

COUNCIL TAX

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

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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. 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.

Ground Floor
90 sq m/968.75 sq ft
Approx.

First Floor
68 sq m/731.94 sq ft
Approx.

Outbuilding
26 sq m/279.86 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 @2026

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 59	Potential: 74

England & Wales E.U. Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <http://www.hunters.com>

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