

# HUNTERS®

## EXCLUSIVE



### High Street

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

Offers In The Region Of £395,000



STUNNING UNINTERRUPTED VIEWS TO THE REAR- This delightful cottage enjoys an enviable location in the desirable village of Gringley-On-The-Hill and offers accommodation of the highest possible standard. Ideal for access to the vibrant market town of Bawtry and to excellent commuter routes including the A1 at Blythe and high speed rail links to London from both Doncaster and Retford. Over the years the property has been substantially upgraded and deserves an early inspection to appreciate the many features including hardwood flooring, a bespoke hand crafted kitchen with quartz work surfaces, modern contemporary bathroom and en suite and stands in delightful landscaped gardens with secure off street parking. The village offers a traditional pub and a renowned primary school. In brief the property offers: Entrance hall, dual aspect living room, snug/occasional bedroom, dining kitchen. First floor landing, master bedroom with en suite, further two double bedrooms and family bathroom.



## ENTRANCE HALL

SNUG 7'11" x 12'9" (2.41 x 3.88)

LIVING ROOM 15'6" x 24'5" (4.72 x 7.43)

KITCHEN BREAKFAST ROOM 20'0" x 8'4" (6.10 x 2.54)

## FIRST FLOOR LANDING

MASTER BEDROOM 11'8" x 14'3" (3.55 x 4.34)

## ENSUITE SHOWER ROOM

BEDROOM 13'1" x 9'11" (4 x 3.01)

BEDROOM 10'0" x 8'4" (3.04 x 2.53)

BATHROOM 11'0" x 5'7" (3.35 x 1.70)

## OUTSIDE & GARDENS

### TENURE

We understand the property to be Freehold.

### COUNCIL TAX

Local Authority: Bassetlaw

Property Band: C

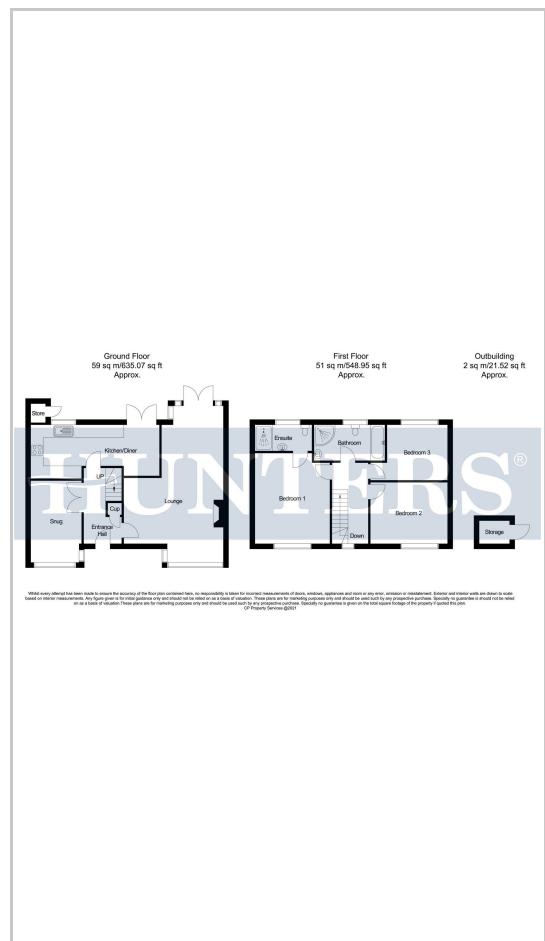
### MAINS SERVICES

Please note that mains water, drainage and electricity are connected. Heating is oil and powered by a recently replaced boiler.

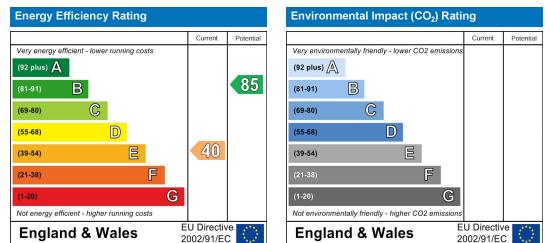
## Area Map



## Floor Plans



## 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.