

HUNTERS®

HERE TO GET *you* THERE



Cross Hill

Gringley-on-the-Hill, DN10 4RE

Offers In The Region Of £425,000



Council Tax: D



Cross Hill

Gringley-on-the-Hill, DN10 4RE

Offers In The Region Of £425,000



DESCRIPTION

Lyndale Cottage is sited in an elevated position on the corner of Cross Hill and West Well Lane and briefly the property comprises two reception rooms, kitchen diner leading out to a garden room which doubles as a utility room, three bedrooms and bathroom whilst outside there is a private walled garden to the rear with drive leading up to the garage providing off street parking for two vehicles and a further outbuilding (gym). The property also benefits from double glazing and oil central heating.

Gringley on the Hill lies on the A631 five miles west of Bawtry, six miles west of Gainsborough and eight miles north of Retford which in turn lies on the East coast mainline with train links to the capital. The village has a primary school, public house, and church and the afore mentioned towns have a wealth of amenities. The village also lies in the catchment area for the popular Queen Elizabeth High School in Gainsborough.

ACCOMMODATION

The property is accessed from the front via steps leading up to an Oak door with glass panel and external light over leading into:

ENTRANCE HALL

5'4" x 6'9" (1.64m x 2.07m)

Providing access to the two reception rooms, and stairs to the first floor accommodation.

LOUNGE

11'6" x 12'2" (3.51m x 3.71m)

With central feature fireplace with wood mantle and slate hearth housing a multi fuel burner, beams to ceiling, TV point, wall lights, slate tile flooring, window to the front elevation and radiator.

RECEPTION ROOM

9'4" x 12'0" (2.86m x 3.67m)

Having an exposed brick feature wall with feature fireplace, wood mantle, beams to ceiling, window to the front elevation and radiator.

KITCHEN DINER

24'10" x 9'6" (7.58m x 2.90m)

A modern kitchen benefitting from wall and base units with display cabinets, pull out larder and complementary quartz worktops, integrated Neff oven and Neff microwave combination oven, four ring induction hob with extractor fan over, space for fridge freezer, one and a half ceramic sink with mixer tap, porcelain flooring, beams to ceiling, TV and telephone points, feature fireplace, three windows to the rear elevation and wooden door leading into:

GARDEN ROOM / UTILITY

11'4" x 6'5" (3.46m x 1.97m)

Brick base with timber glazed windows, French doors opening to the rear garden, slate floor and plumbing for washing machine and space for dryer under fitted worktop with stainless steel sink and mixer tap over.

FIRST FLOOR LANDING

9'10" x 3'0" (3.02m x 0.92m)

High level timber glazed window to the side elevation, eaves storage cupboard, access to the three bedrooms and bathroom.

BEDROOM ONE

13'8" x 12'1" (4.19m x 3.70m)

Clothes rail and shelf over, wall cabinet with mirror over, window to the front elevation and radiator.

BEDROOM TWO

12'0" x 9'6" (3.68m x 2.90m)

Open plan wardrobe and shelves, additional storage cupboard, TV mounting, access to loft space, wooden flooring, window to the front elevation and radiator.

BEDROOM THREE

7'8" x 9'2" (2.34m x 2.81m)

Telephone point, wooden panel flooring, window to the rear elevation and radiator.

BATHROOM

7'8" x 5'8" (2.35m x 1.75m)

Benefiting from a matching white suite comprising panel bath with tiled walls, rainfall shower head over and hand unit, wash hand basin with mixer tap and splashback, vanity unit, low level flush wc, spotlights to ceiling, extractor fan, obscure window to the rear elevation and chrome towel radiator.

EXTERNALLY

The front of the property has a rockery style garden whilst the drive to the side provides off street parking for two vehicles and leads to the Garage. The private walled rear garden is accessed via a gate from the

drive and the garden room. The lower level has paving and a wood store, oil tank and two outside taps. Steps lead up to the next level which is mainly laid to lawn. There is an outbuilding on this level currently used as a gym measuring 3.21m x 3.19m which is accessed via a uPVC door to the side and has power and lighting, fusebox, windows to the side and rear elevation and wall mirror.

GARAGE

12'7" x 22'1" (3.84m x 6.74m)

Electric door, two lights to the front, personal door to the side from rear garden, roof storage and window to the side elevation.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



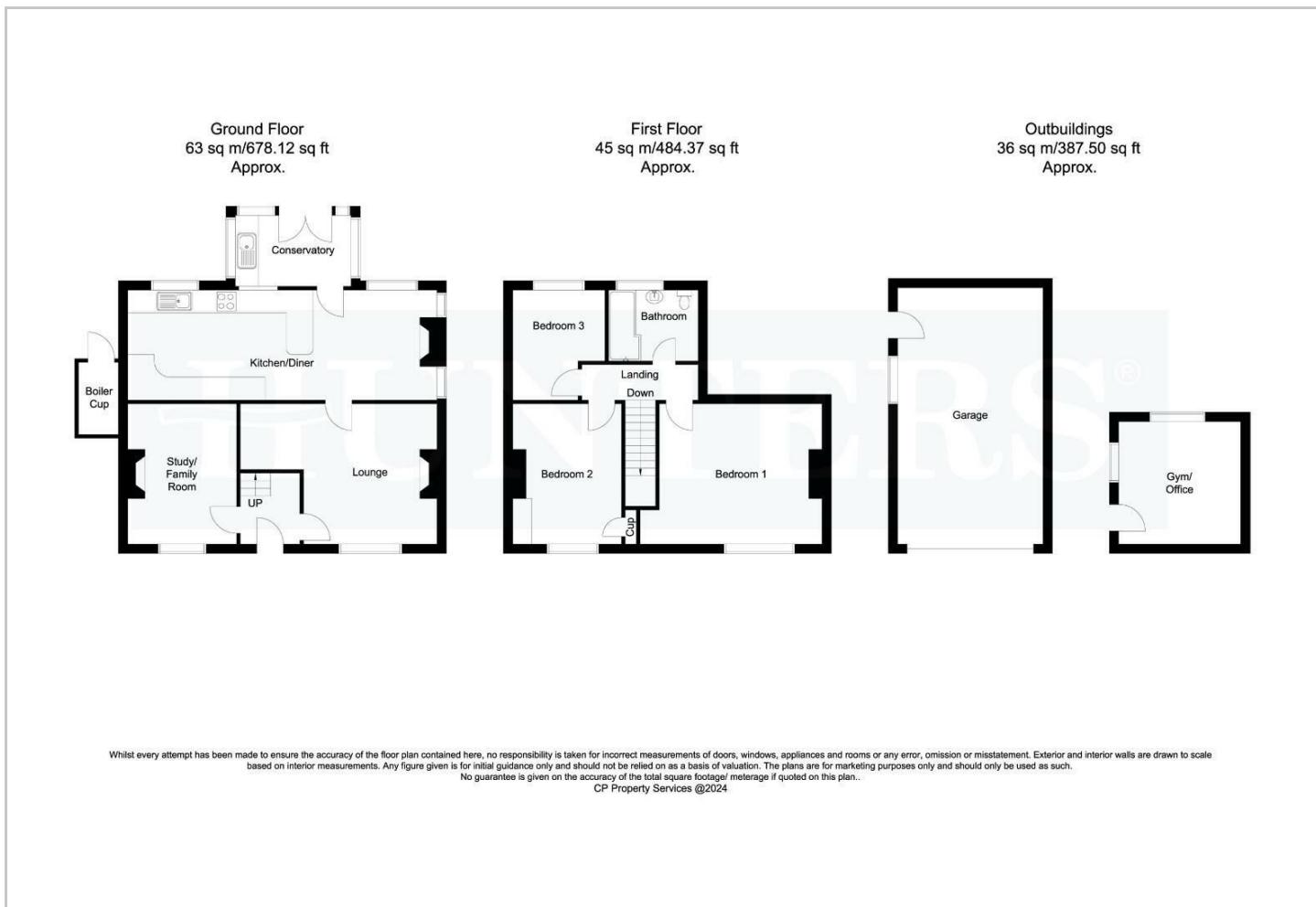
Hybrid Map



Terrain Map



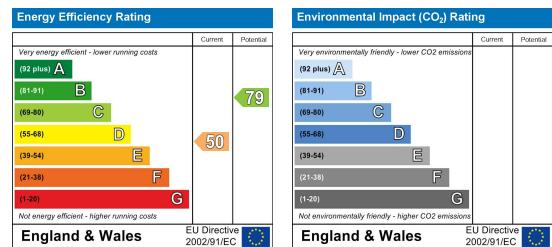
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

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.