

St Kilda, Westwells Lane, Gringley-on-the-Hill, Doncaster, DN10 4QY



An excellent opportunity for an individual or developer to acquire a three-bedroom detached bungalow occupying a substantial plot extending to 0.194 hectares (0.48 acres) STS, located on the outskirts of an attractive and sought-after residential village. The property requires a further scheme of modernization and improvement, but offers excellent potential for profitable improvement or redevelopment (subject to planning) to create a fine country home. The accommodation, with oil-fired heating system and part mahogany-style UPVC double glazing, briefly comprises entrance porch, L-shaped reception hall/sitting area, sitting room, garden room, breakfast/kitchen, breakfast room with Aga cooking range, 3 bedrooms, bathroom, separate WC. Outside, the property benefits from twin access from the dual carriageway and Westwells Lane serving a large detached garage and off-road parking areas. Substantial garden plot. Early vacant possession.

Gringley is a sought-after residential village well placed for commuters to the areas major towns and cities. Doncaster 15.7 miles, Bawtry 5.7 miles, Retford 8.4 miles, Gainsborough 6.4 miles Sheffield 27.9 miles. All mileages are approximate.

Gross Internal Floor Area - approximately 136.8m² (1472sq ft)

Guide Price – £350,000

Joint Agency



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LOCATION

Gringley-on-the-Hill is a picturesque and sought-after residential village, surrounded by attractive open countryside, yet within convenient travelling distance of nearby Bawtry, Gainsborough, Doncaster and Retford, which provide a range of further amenities. The village benefits from a public house, primary school and healthcare facilities. The area enjoys excellent links via the A1/M18 motorway networks and mainline train stations with direct links to London Kings Cross, located at nearby Retford and Doncaster.

DIRECTIONS

The property is easily found when leaving Retford along the A638 Great North Road, continue into Bawtry and on entering Bawtry turn right at the traffic lights onto the A631, continue through the villages of Scaftworth, Everton and Drakeholes. Continue onto the dual carriageway where the private driveway for the property may be found located on the left-hand-side identified by our sale board. Alternatively, on entering from the direction of Bawtry take the first left-hand turn onto Westwells Lane and continue for a short distance where the property can be found located on the right-hand-side, accessed via large gates.

ACCOMODATION

Twin mahogany UPVC-style double glazed doors open to entrance porch, glazed inner door.

L-shaped reception hall/sitting area – 2.54m(8'4") x 4.39m(14'4") x 2.99m(9' 9") x 3.20m (10' 5") maximum. Two radiators Delft racking, coving.

Sitting room – 4.38m(14'4 ") x 7.29m (23' 11") into bay window, with feature stone fireplace with flagged hearth upon which is set an open grate, extending to one side to form TV shelf with recessed and arched alcove over. Two radiators, multi-pane door leads into –

Garden room – 3.16m(10'4") x 3.46m (11' 4") – UPVC patio door, radiator, return door to kitchen.

Breakfast/Kitchen – 3.81m(12'6") x 3.63m (11' 10") with range of kitchen units comprising – twin double drainer sink units set into worktop, with cupboards and drawers below, matching wall cupboards and further range of store cupboards and larder cupboard. Timber paneled features to walls, door to rear porch.

Breakfast room – 3.13m(10'3") x 3.80m (12' 5") into bay window.
Double drainer sink unit with cupboards below Aga cooking range, Delft racking, built-in cupboards, oil-fired boiler, coving.

Bedroom 1 (front) –4.39m (14'4 ") x3.44m (11' 3") -Bed recess flanked either side by double wardrobes with cupboards over, matching L-shaped chest-of-drawer unit with arched display alcove, radiator, twin windows.

Inner hall

Separate WC – pedestal washbasin, low flush WC.

Bedroom 2 (rear) – 3.54m(11'7") x 4.35m (14' 3") – radiator, UPVC double glazed window.

Bedroom 3 (rear) – 3.12m(10'2") x 3.17m (10' 4") – UPVC double glazed window.

Bathroom – 1.72m(5'7") x 2.61m (8' 6") – bathroom suite comprising – paneled bath, with shower over, set into paneled arched surround, pedestal washbasin, low flush WC, range of built-in cupboards.

OUTSIDE

The property benefits from twin driveways. The property has a main private driveway from the dual carriageway serving the front of the property with the driveway extending to the side. Further gated access direct from Westwells Lane to the rear, which serves a large detached garage. Garden shed. Oil tank.

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GARDENS and GROUNDS

The property occupies a substantial garden plot with twin access points from the dual carriageway and Westwells Lane. Lawn areas and shrubs to the front form a screen to the road-way. Side garden with lawns, trees and shrubs. Rear garden with lawns, shrubs, greenhouse. The site extends to approximately 0.195 hectares (0.481 acres). Subject to Site survey

GENERAL REMARKS

Tenure

The property is understood to be freehold.

Services

Mains water, electricity and drainage are believed to be connected. Oil-fired central heating is installed with a boiler located to the breakfast room. Services have not been checked or tested and purchasers should make their own enquiries.

Method of Sale

Private Treaty

Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public; drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Council Tax Band

Band - E

EPC certificate -Band F

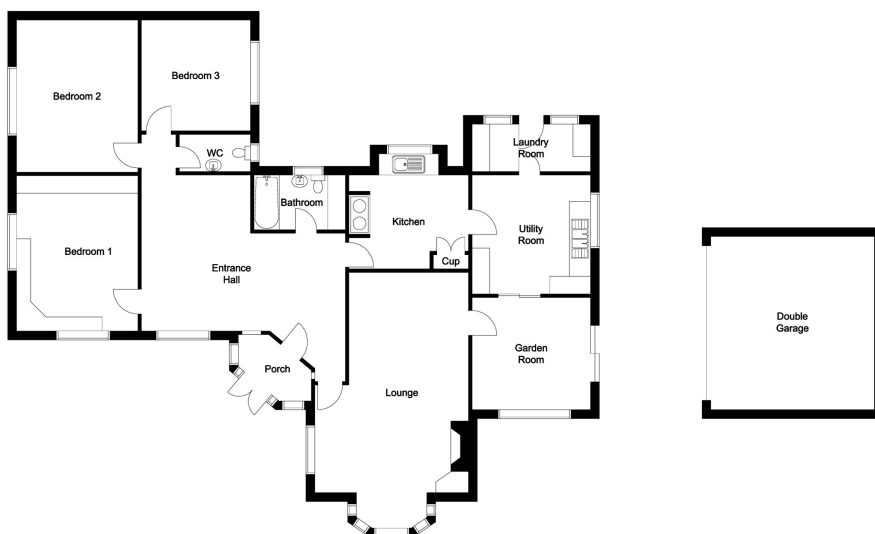
Viewing - Strictly by appointment with the selling agent.





Ground Floor

Outbuilding



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/metreage if quoted on this plan.
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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	21 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.