

BURGIN ATKINSON

& C O M P A N Y



Harfleur Mill Road

Gringley-On-The-Hill, Doncaster, DN10 4RA

Offers In The Region Of £475,000



We are delighted to welcome this immaculately presented home to the market with stunning countryside views. The property is set behind double composite gates providing privacy and curb appeal. The accommodation briefly comprises entrance hall, spacious sitting room with fireplace and log burner along with bi fold doors opening into the rear gardens. Open plan dining kitchen and w/c. To the first floor is the master bedroom which benefits from a Juliet balcony, dressing room and en-suite bathroom. There are three further double bedrooms along with the main family bathroom.



Description

Gringley on the Hill is a stunning countryside location with lots of history dating back to the Domesday Book. Harfleur is located on the Mill Road and benefits from stunning views from the front and rear aspect. Within walking distance to the local Primary School and popular public house and canal towpath.

Gringley sits between Gainsborough, Retford and Bawtry. Gainsborough offers the popular Marshalls Yard and Retford offers the train station giving direct links to London Kings Cross and Leeds as well as your supermarket options. Bawtry offers boutique shops and nice restaurants. All these are just a short drive away. Lincoln is a little further and offers the popular tourist attractions of the Castle and Cathedral as well as many restaurant options. The A1 is located at nearby Blyth and gives good road links to the regions major towns and cities.

Internally, this home begins in the welcoming entrance hall which offers access into the commodious living room. The living room features; bi fold doors leading out into the rear garden and another set of patio doors, as well as a 'Nordpeis' log burner sat on an open fireplace which gives this room a really open yet cosy feel. The well appointed kitchen diner offers an integrated 'BOSCH' oven and induction hob with extractor above, integrated dishwasher, granite worktops, tiled flooring and patio doors leading to the rear. With this room being of a dual aspect it creates a light and airy space for all occasions. The ground floor w/c is accessed from the dining area.

To the first floor, you will find the primary bedroom which is of a dual aspect, featuring a Juliet balcony and a walk in wardrobe. The en-suite bathroom features a bath with over head shower and a velux window. The second bedroom also features a juliet balcony and offers access to additional storage above the garage. Bedrooms three and four are spacious with plenty of natural light. The main bathroom hosts a walk in shower cubicle, separate bath, hand wash basin, w/c and velux window.

Externally, the front of the property is accessed via composite gates which lead you to the large driveway which can fit several cars and the pass through attached garage, fitted with electric roller doors. There is also an additional storage space accessed via an electric roller door. To the rear, the garden is mostly laid to lawn with uninterrupted views to the rear of the plot. There is a spacious, paved patio area and a large raised decking area. The exterior of the property is surrounded with CCTV and automatic lighting.

To book a viewing, please give us a call on 01777 712611.

- Kitchen Diner 11'9" x 22'0" (3.59m x 6.71m)**
- Entry 6'3" x 8'7" (1.91m x 2.62m)**
- W/C 5'0" x 5'2" (1.54m x 1.58m)**
- Living Room 23'2" x 14'6" (7.08m x 4.42m)**
- Living Room 11'2" x 7'6" (3.42m x 2.29m)**
- Garage 12'2" x 7'3" (3.73m x 2.21m)**
- Garage 11'1" x 20'5" (3.39m x 6.24m)**
- Primary Bedroom 12'1" x 23'0" (3.70m x 7.02m)**
- En-suite 7'3" x 5'6" (2.21m x 1.69m)**
- Landing 20'0" x 3'6" (6.10m x 1.08m)**
- Dressing Room 5'2" x 8'0" (1.59m x 2.46m)**
- Bedroom Two 11'9" x 9'10",36'1" (3.59m x 3,11m)**
- Bedroom Three 11'8" x 8'3" (3.56m x 2.53m)**
- Bedroom Four 10'5" x 7'11" (3.18m x 2.43m)**

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
 Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

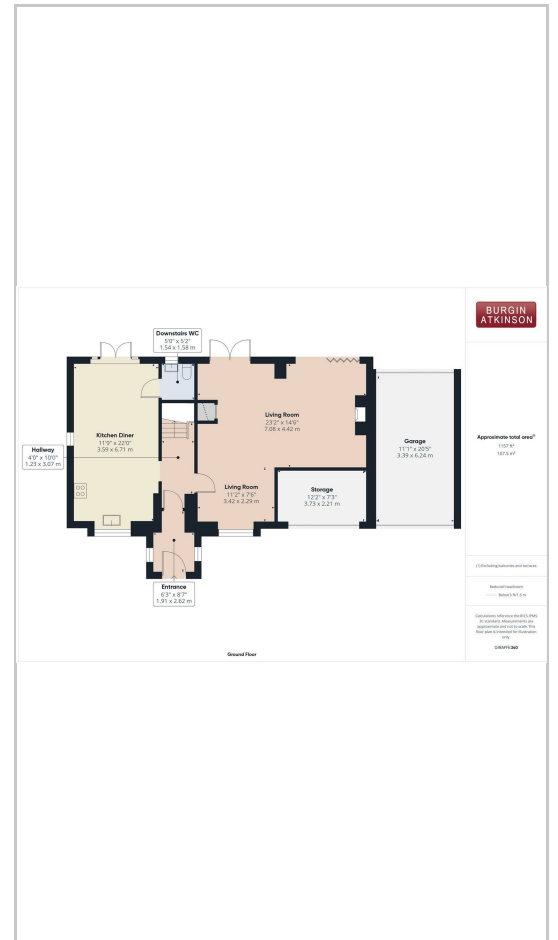
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

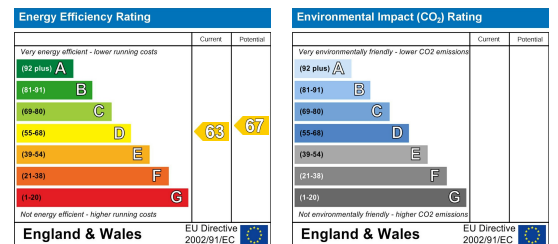
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.