

Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est 1924



'WHITE GABLE' 1 MELTON GARDENS SPROTBROUGH DN5 7NT

• A rare opportunity to acquire a large site and individual Detached Bungalow (with detached double garage) and offering possible potential for re-development (subject to planning) • The site is set in a very pleasant location within one of Doncaster's most highly regarded residential areas •



Offers over £595,000



Website: www.gricehunter.co.uk

DESCRIPTION

The total site area is in the approximate region of 0.25 of an acre (0.1h.a.) and the existing bungalow offers approximately 1,500 square feet (140 square metres) of gross external floor area.

In our view the subject property is within one of the premier parts of the village and enjoys fine views over the village cricket ground.

Sprotbrough offers all the benefits of village life and yet is convenient for Doncaster town centre and access to the motorway network (junction 36 of the A1(M) being only a few minutes drive).

ACCOMMODATION

All measurements are approx. only

Ground floor only

RECEPTION HALL (about 3m x 1.85m)

INNER HALL (about 2.3m x 1.5m)

CLOAKROOM with w.c., and wash basin.

STORAGE CUPBOARD

DINING AREA (about 3.64m x 4m)

LOUNGE (about 5.17m x 4.18m) with double glazed French doors to rear garden.

KITCHEN (about 3.27m x 4.28m) with base cupboard and wall cupboards, sink unit.

SIDE ENTRANCE LOBBY

BEDROOM 1 (about 4.8m x 3.32m)

BEDROOM 2 (about 4.35m x 3.19m)

BEDROOM 3 (about 3.4m x 3.3m)

BATHROOM (about 3.3m x 2.19m) with bath, wash basin, bidet and toilet.

OUTSIDE

The total plot, including that occupied by the building, is in the approximate region of 0.25 of an acre (0.1 h.a.).

As will be noted from the attached Ordnance Survey Plan extract the plot is broadly 'L' shaped and includes formal gardens and a side driveway leading to the:

Detached brick built Double Garage (about 6.56m x 6m).

SERVICES

Mains water, electricity, drainage and gas.

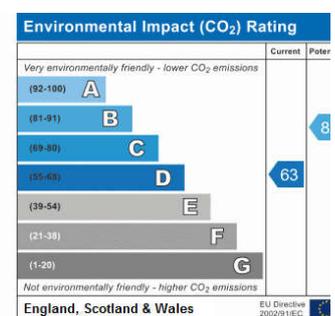
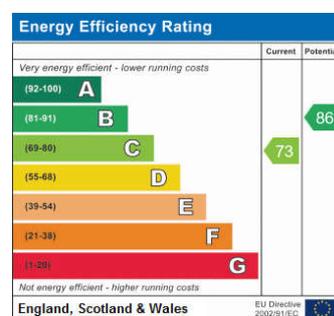
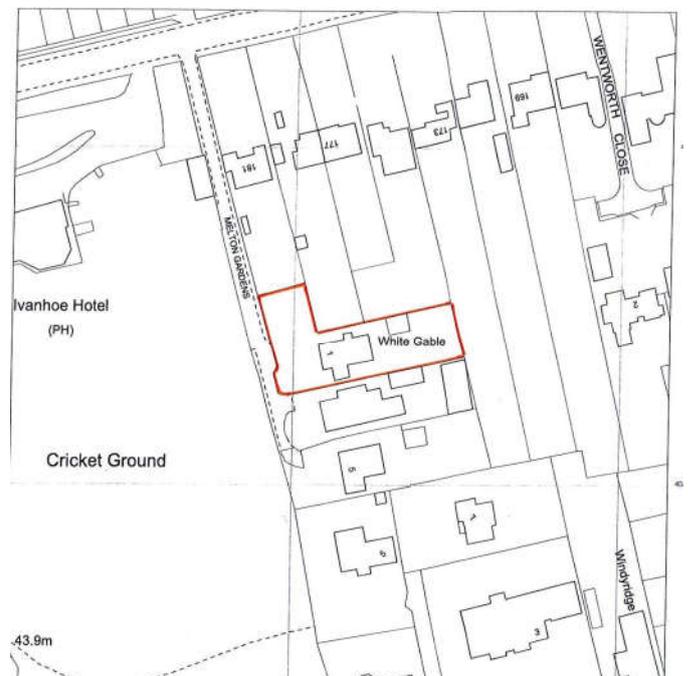
VIEWING

Strictly by appointment through Grice and Hunter – Doncaster office. Tel. 01302 360141.

View overlooking the Cricket Ground

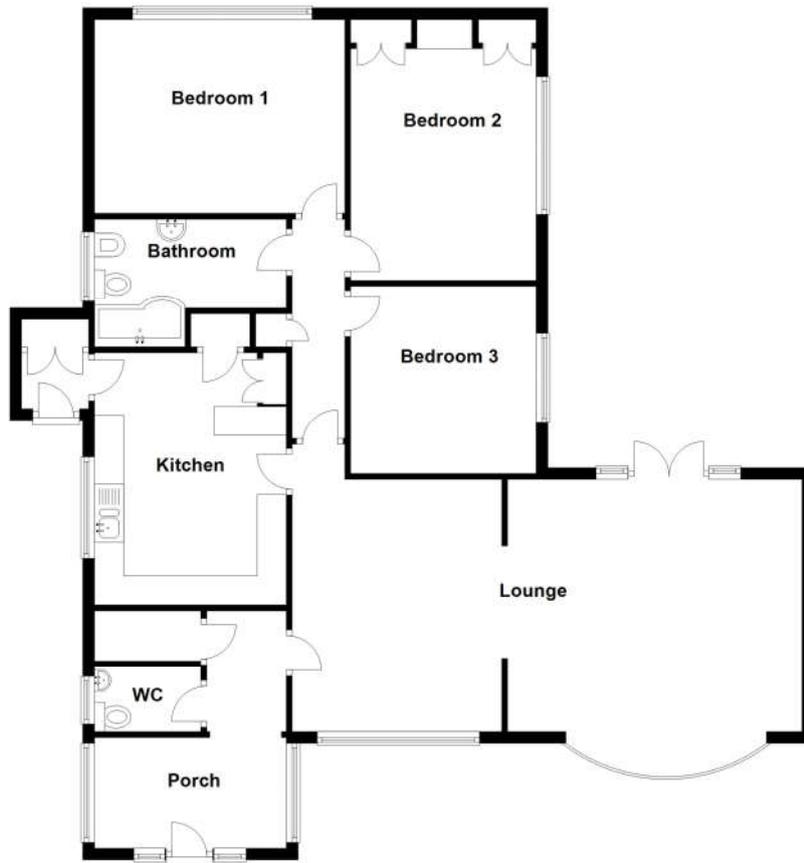


Plan for identification purposes only – not intended to depict exact legal boundaries.





Ground Floor



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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.