

Town & Country  
Property Agents

GRICE &  
HUNTER

Chartered Surveyors  
Est 1924



## LYNDALE WEST END STAINFORTH DN7 5SA

- Established Detached 3 Bedroomed Bungalow and range of outbuildings •
- Occupying a total site in the approximate region of **ONE THIRD OF AN ACRE**•



**Price Guide: £199,500**



Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## DESCRIPTION

- The property is approached off Doncaster Road by a shared private road and enjoys a very pleasant location on the outskirts of the village and adjacent to both open countryside and the River Dun Navigation Canal.
- The bungalow is suited for either refurbishment or (subject to planning) redesign/enlargement/demolition and re-build.
- Alternatively the whole site is considered to have some potential for redevelopment, although our clients will not be invoking an overage clause.

## ACCOMMODATION

All measurements are approx. only

### Ground floor only

**HALL** with 1 radiator.

**LOUNGE** (about 4.5m x 3.2m) with fireplace and 1 double radiator.

**KITCHEN AND DINING AREA** (about 5.4m x 3.1m max. x 2.5m min.) including base cupboards, double drainer sink unit, wall mounted cupboards, 1 radiator and gas central heating boiler.

**SIDE PORCH** (about 3.5m x 1.6m)

**BEDROOM 1** (about 3.7m x 3m) with 1 radiator.

**BEDROOM 2** (about 3.3m x 2.6m) with 1 radiator.

**BEDROOM 3** (about 2.7m x 2.1m) with 1 radiator.

**BATHROOM** (about 2.3m x 2.2m) with suite and radiator.

### THE OUTBUILDINGS – commencing from the front (south)

**Brick outbuildings comprising Store** (about 2.5m x 2m) **Utility** with sink (about 2m x 2m) and Toilet

**Detached single section concrete Garage**

**Two brick Storeplaces** (about 3.9m x 1.85m and 4m x 1.9m)

**Covered Store** (about 7.2m X 4.7m)

**Lean to** (about 4m x 2.2m)

**Brick and pan-tiled former Stable** (about 4m x 3.8m) with loft over.

**Timber building** (about 7.7m x 6.3m)

## THE GROUNDS

The total site, including that occupied by the Bungalow/Buildings extends to approximately **ONE THIRD OF AN ACRE.**

The southern (front) section of the site includes extensive tarmacadam driveway/car standing space. whilst the rear section comprise lawned garden.

To the east and rear (north) the site adjoins both open countryside and the canal.

## SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

## VIEWING

Strictly by appointment through Grice and Hunter. Tel. 01302 360141.

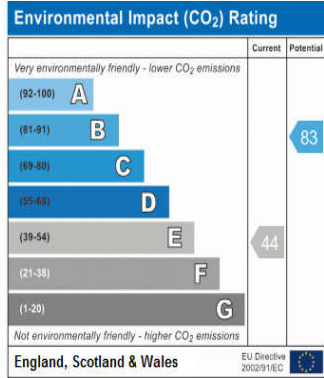
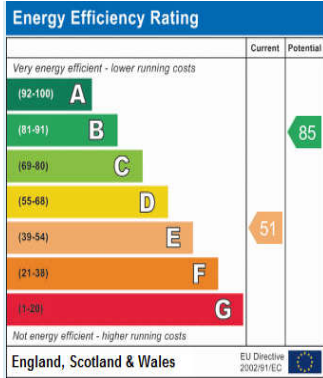
## TENURE

Believed to be Freehold.

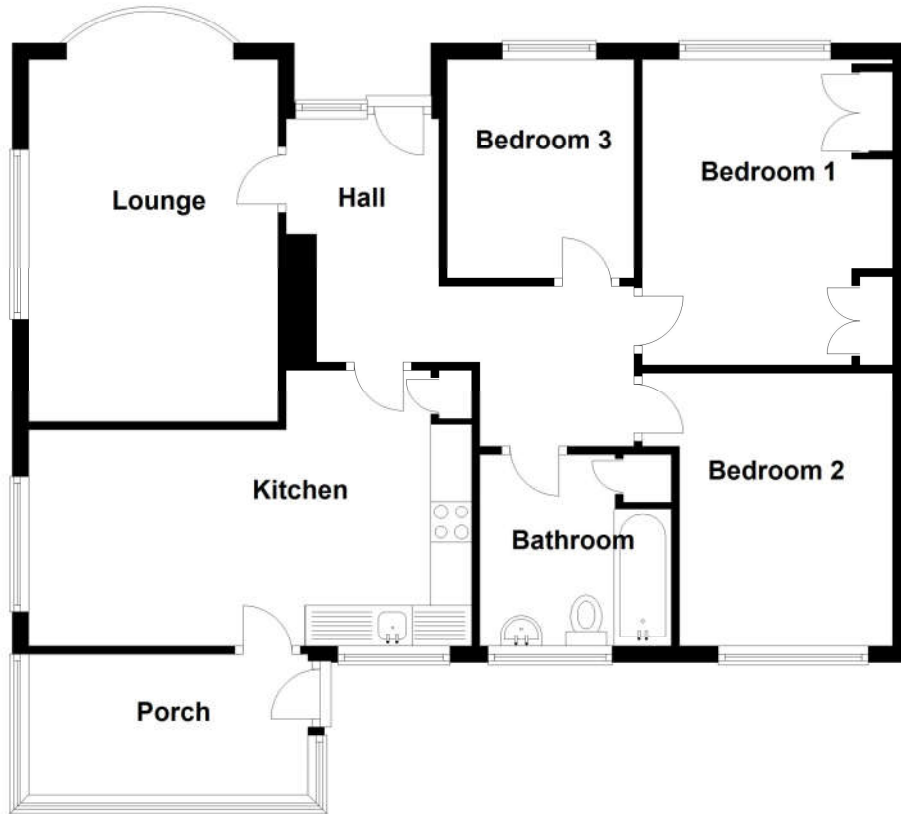
## COUNCIL TAX

Band C.





## 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

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