

**GRICE &  
HUNTER**

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Est 1924



## 2 SUPERB NEW DETACHED BUNGALOWS

### BIRDCROFT LANE, WALKERINGHAM, DN10 4JB

- **NEW BUILD** • 3-4 Bedroomed En-Suite detached bungalow • Study/Bedroom 4 • Open plan Kitchen/Diner/Lounge • Double Garage • Driveway with ample parking for Caravan/Motorhome
- Quality design and build by BFC Developments Ltd • Delightful village setting • Fitted out and finished to “designer” standard • Gas central heating • PVC double glazing • Top Energy Performance Rating •



**£395,000**

**Walkeringham** is a picturesque country village of about 1000 population lying on the A161 highway 5 miles from Gainsborough, 8 miles from Epworth, 10 miles from Bawtry, 12 miles from Retford and 18 miles from Doncaster.

In easy access of motorway network, rivers and canal routes, main line railway network to Sheffield/Doncaster Walkeringham is one of the popular North Nottinghamshire villages (Beckingham, Gringley on the Hill, Everton and Clayworth) in Bassetlaw District with local primary school, public house and rural bus service.

**Accommodation** (room sizes approx. only)

**RECEPTION HALL** with cloaks cupboard.

**Rear LOUNGE** (4.6 x 4.1m) with patio doors to back garden.

**KITCHEN/DINER** (5.5m x 6.5m) double aspect bi-folding doors to back garden, designer fully fitted units and integrated appliances.



**UTILITY** (1.7m x 1.8m) to match kitchen.

**Main BEDROOM 1 and ENSUITE** (4m min x 3.4m) access to **SHOWER ROOM** nicely appointed with stylish sanitaryware and finishes.



**Front BEDROOM 2** (4.4m x 2.5m) with bay window.

**Double BEDROOM 3** (2.9m min x 3.4m) with bay window.

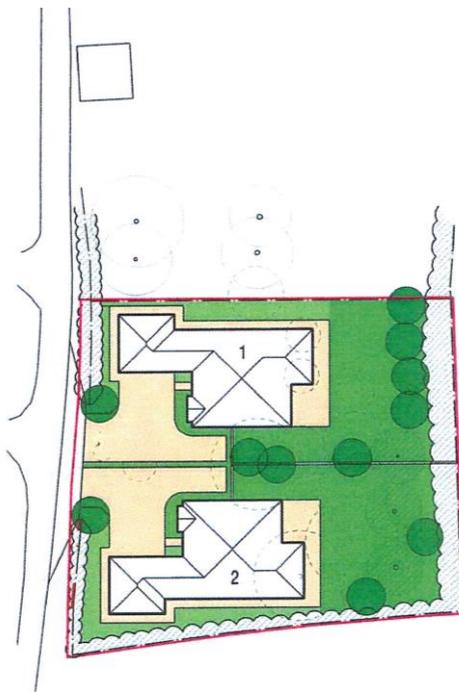
**Double BEDROOM 4** (3.4m x 2.9m)

**Main BATH/SHOWER ROOM** with stylish sanitaryware and finishes.



## OUTSIDE

Lovely plot with mature orchard trees, brick paved drive and turning in front of **DOUBLE GARAGE** (6m x 6m) with personal door.



## SERVICES (not tested)

Mains water, electricity, drainage and gas.

Gas central heating system.

## LOCAL AUTHORITY

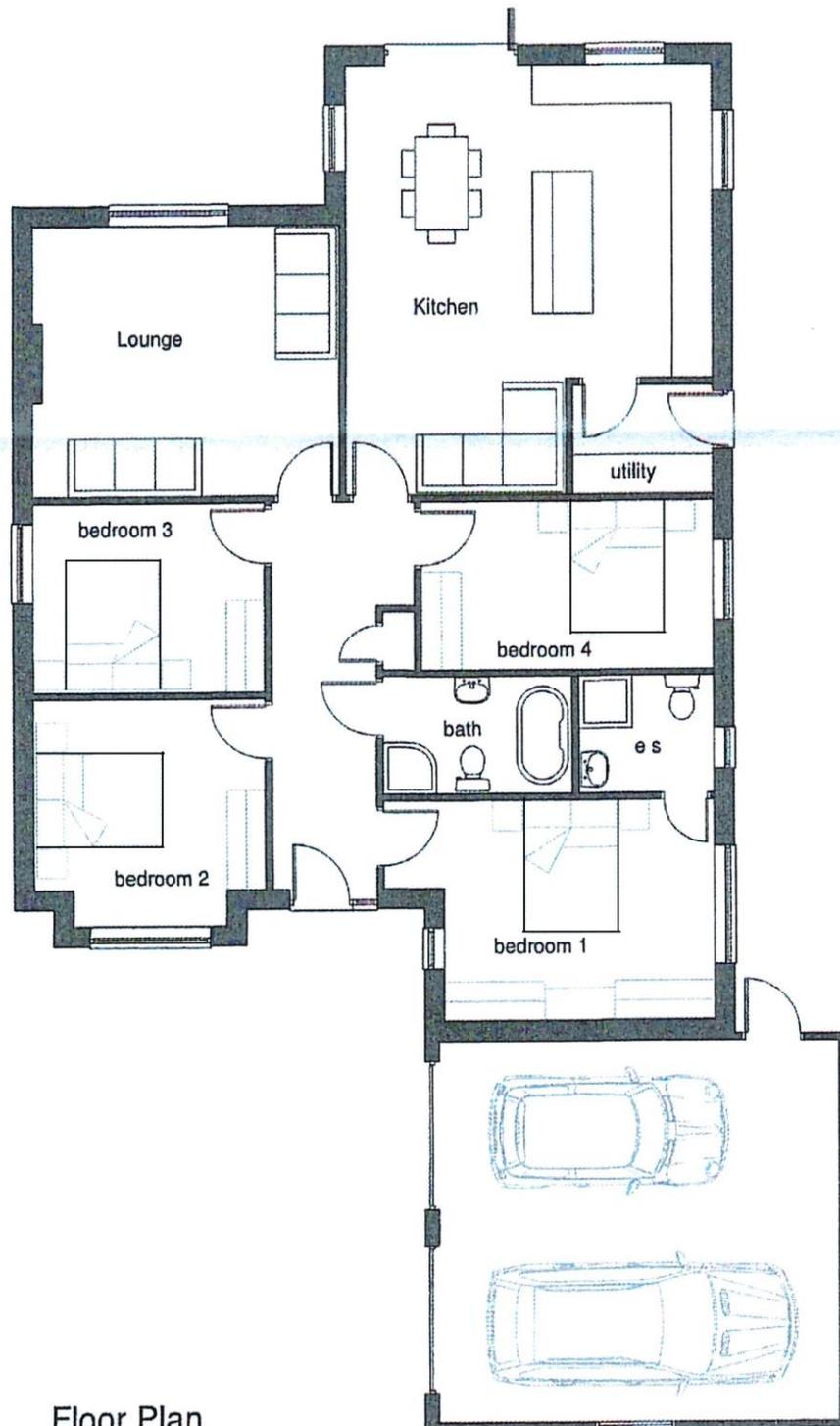
Bassetlaw District Council

**TENURE** Freehold.

## VIEWING

By prior appointment through Grice and Hunter 01427 873684





### Floor Plan

Plan for illustration purposes only

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