

HUNTERS[®]

HERE TO GET *you* THERE



Mill Mere Road

Corringham, Gainsborough, DN21 5QZ

Asking Price £350,000



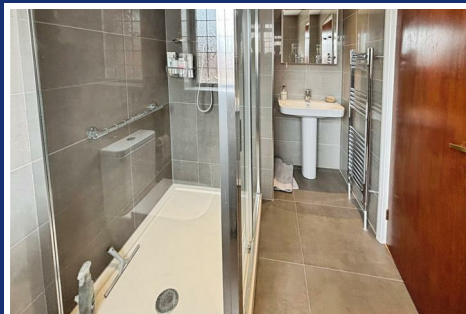
Council Tax: C



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ACCOMMODATION

Wooden entrance door with double glazed window to the side leading into:

ENTRANCE HALLWAY

Radiator, access to storage cupboards and doors giving access to:

BEDROOM

12'0" x 11'0" (3.66m x 3.36m)

uPVC double glazed windows to both the front and rear elevations and radiator.

BEDROOM

12'0" x 9'3" (3.68m x 2.83m)

uPVC double glazed window to the front elevation, radiator and built in wardrobe.

SHOWER ROOM

3'10" x 3'8" (1.19m x 1.12m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin and walk in double shower cubicle with mixer shower, fully tiled walls and floor, chrome towel rail.

KITCHEN DINER

14'8" x 12'5" (4.48m x 3.80m)

uPVC double glazed window to the side elevation, wood finished fitted kitchen comprising base, drawer, wall and display units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated oven, microwave and inset four ring electric hob, integrated dishwasher, space for fridge and freezer, radiator and inset spotlights to ceiling.

HALLWAY

Loft access, radiator, storage cupboard and door leading into Bedroom and Lounge with further door leading into:

SHOWER ROOM

9'5" x 5'8" to its maximum dimensions (2.88m x 1.75m to its maximum dimensions)

Double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, shower cubicle, two chrome heated towel rails, fully tiled walls and flooring and inset spotlights to ceiling.

SIDE PORCH

7'8" x 5'1" (2.36m x 1.57m)

uPVC double glazed window to the side elevation and wooden double glazed door to the rear elevation leading out to the driveway, provision for automatic washing machine, wall mounted gas fire central heating boiler.

BEDROOM

11'6" x 9'7" (3.51m x 2.93m)

uPVC double glazed window to the side elevation and radiator.

LOUNGE

23'3" x 12'10" to its maximum dimensions (7.09m x 3.92m to its maximum dimensions)

uPVC double glazed bow window to the rear elevation looking out to the garden and uPVC window to the side elevation, stone built fireplace with tiled hearth and wooden mantle with inset open fronted gas fire, radiator, beam features to ceiling and opening giving access to:

DINING ROOM

12'3" x 10'0" (3.75m x 3.05m)

Double glazed window to the rear elevation and uPVC patio doors to the rear elevation, radiator and loft access.

EXTERNALLY

To the front the garden is mainly laid to lawn with pathway leading to the front entrance door. A gated driveway allows off road parking for multiple vehicles with turning area leading through to the brick built Garage with up and over door, light and power and attached to the side is a wooden construction Sun Room/Conservatory with tiled flooring. The rear garden is also mainly set to lawn with slabbed patio area and a variety of shrubs, bushes and trees.

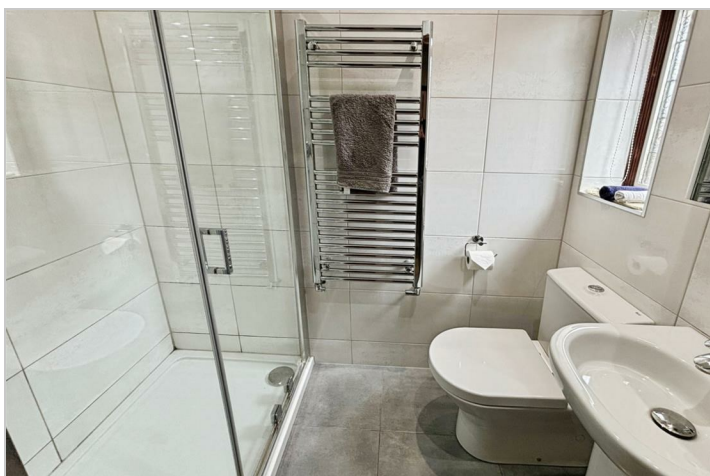
TENURE - Freehold

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band "C"

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in

compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT



Road Map



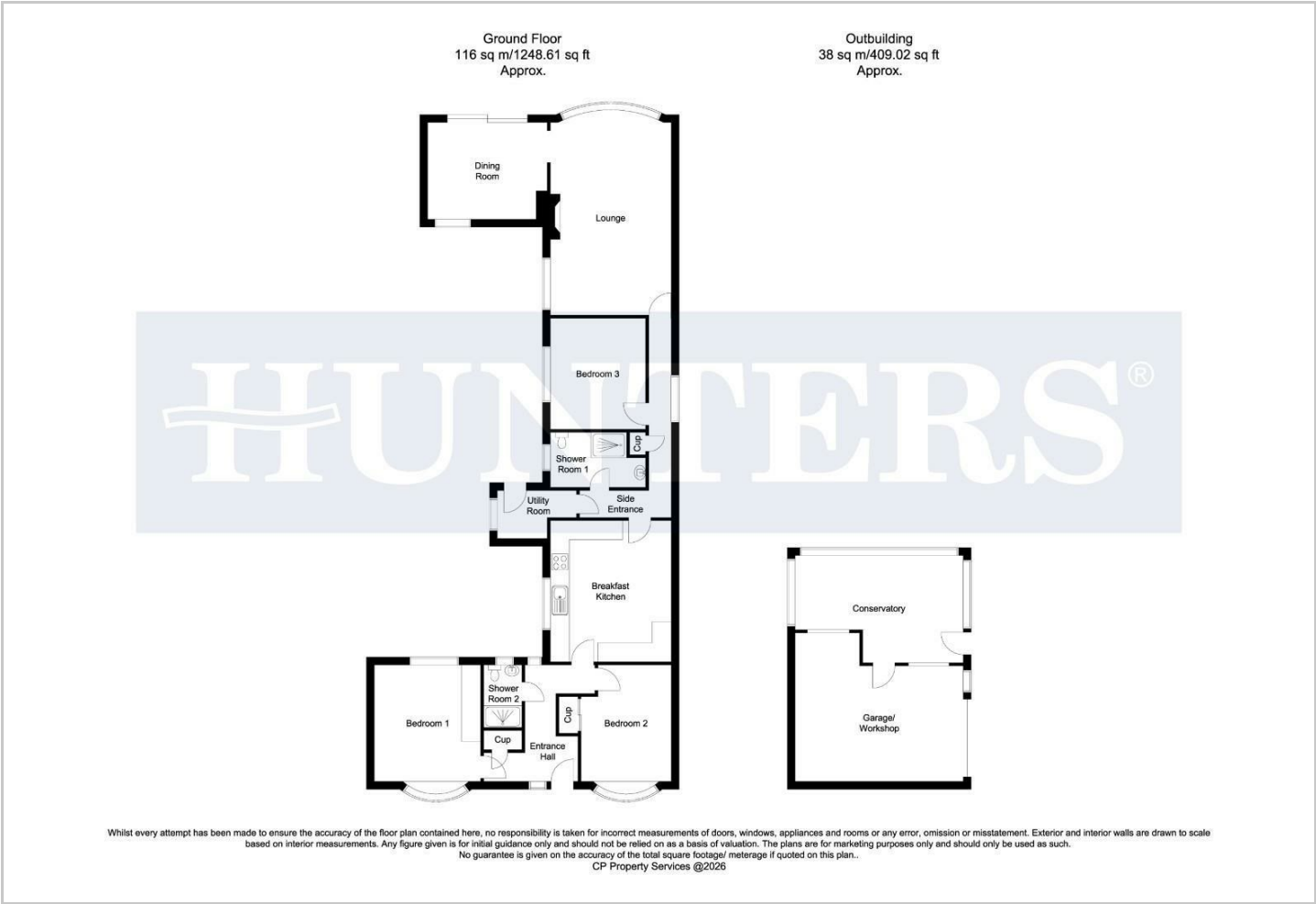
Hybrid Map



Terrain Map



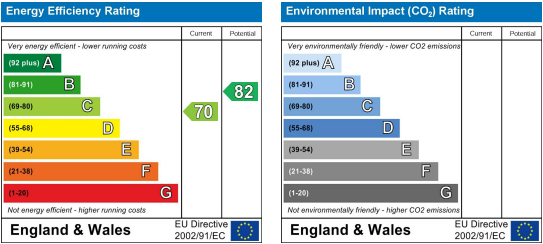
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.