

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Middle Street

Corringham, Gainsborough, DN21 5QT

Offers In The Region Of £237,000



We offer to the market a well presented recently refurbished two bedroom detached bungalow located in the popular village location of Corringham with access to the surrounding market towns and the cathedral city of Lincoln. NO ONWARD CHAIN for ease of purchase and viewing highly recommended.



## ACCOMMODATION

Composite double glazed entrance door leading into:

**KITCHEN** 10'8" x 8'11" (3.27m x 2.72m )

uPVC double glazed window to the side elevation, recently fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap, integrated fridge freezer, electric oven, four ring electric hob with extractor over, provision for automatic washing machine. Door giving access into:

## REAR HALLWAY

With loft access, storage cupboard housing the gas fired central heating boiler. Doors in turn giving access to:

**LOUNGE DINING ROOM** 22'5" x 13'7" (6.84m x 4.15m )

uPVC double glazed windows to both the front and side elevation, brick fireplace with marble hearth and surround with electric fire feature, two radiators, coving to ceiling and dado rail.

**BEDROOM ONE** 12'10" x 10'2" to its maximum dimensions (3.93m x 3.12m to its maximum dimensions)

uPVC double glazed window to the rear elevation and coving to ceiling.

**BEDROOM TWO** 13'9" x 7'3" (4.21m x 2.21m )

uPVC double glazed window to the rear elevation and radiator. coving to ceiling and dado rail.

**BATHROOM** 11'10" x 5'2" (3.62m x 1.59m )

uPVC double glazed window to the side elevation, radiator and suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with tiled splashback and separate shower cubicle.

## EXTERNALLY

The property has on street parking with pathway to the side of the property leading to the entrance door and further to the enclosed low maintenance slabbed rear garden.

**TENURE** - Freehold

## COUNCIL TAX

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

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

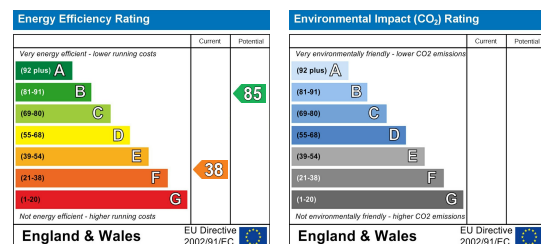
## Area Map



## Floor Plans



## 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.

124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>