

# HUNTERS®

HERE TO GET *you* THERE



## Middle Street

Corringham, Gainsborough, DN21 5QS

Asking Price £270,000



Council Tax: C



# 36 Middle Street

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Asking Price £270,000



### ACCOMMODATION

uPVC entrance door leading into:

#### SUN ROOM

19'9" x 10'0" to its maximum dimensions (6.04m x 3.07m to its maximum dimensions )

Constructed on a low level brick wall with uPVC double glazed windows to both the front and side elevations, radiator and glazed wooden French doors leading into:

#### ENTRANCE HALLWAY

Radiator and doors giving access to:

#### LOUNGE

18'11" x 11'11" (5.77m x 3.65m )

Wooden single glazed internal windows to both the front and rear elevation, two radiators, brick built fireplace with tiled hearth and wooden mantle, coving to ceiling.

#### KITCHEN

15'10" x 7'10" (4.85m x 2.40m )

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, space for cooker, coving to ceiling, wooden part glazed door giving access into:

#### REAR SUN ROOM

11'6" x 8'0" (3.52m x 2.44m )

PVC double glazed window to the rear elevation looking out to the garden with field views beyond, PVC entrance door to the side elevation and radiator. Wooden door gives access into:

#### GARAGE

27'9" x 12'0" (8.46m x 3.68m )

With uPVC double glazed widow to the rear elevation, up and over door, light and power, floor mounted oil fired central heating boiler and provision for automatic washing machine.

#### BEDROOM

11'5" x 11'5" (3.49m x 3.49m )

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

#### BEDROOM TWO

11'5" x 11'5" (3.50m x 3.49m )

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

#### SHOWER ROOM

8'10" x 7'1" to its maximum dimensions (2.71m x 2.17m to its maximum dimensions )

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in vanity unit, walk in double shower cubicle with electric shower over, heated towel rail, part tiled walls and storage cupboard.

#### EXTERNALLY

To the front is a hedge lined and gated horseshoe driveway leading to the front entrance door and attached garage, with mature planted borders with a variety of shrubs, flowering plants and bushes. The rear garden is set to lawn with further mature planted borders again with a variety of shrubs, flowering plants, bushes and trees and open field views to the rear.

#### 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



## Road Map



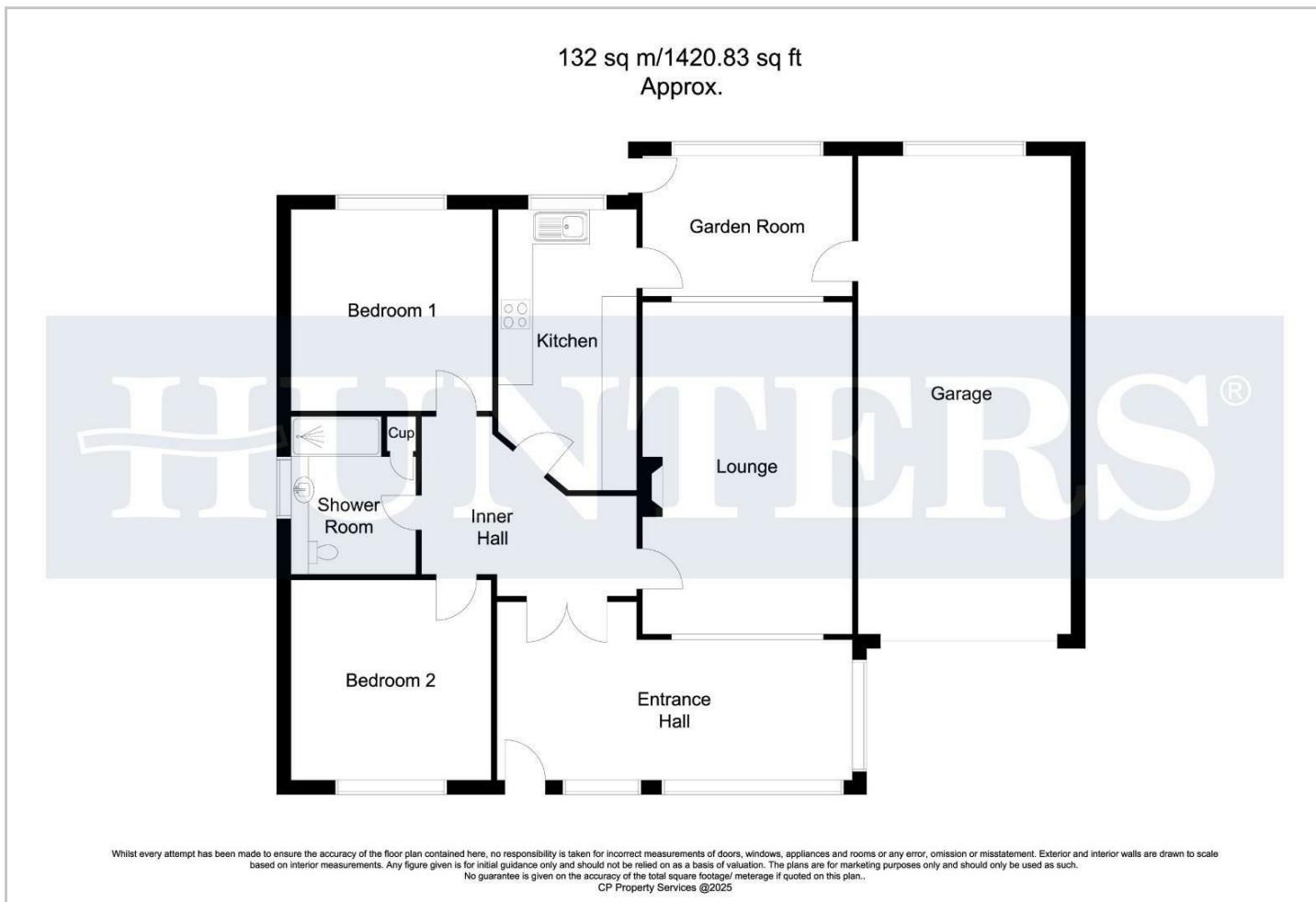
## Hybrid Map



## Terrain Map



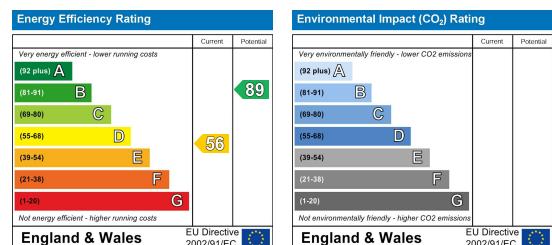
## Floor Plan



## 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.