

HUNTERS®

HERE TO GET *you* THERE



Station Road

Warkeringham, DN10 4JJ

£145,000



Council Tax: A



3 The Beeches Station Road

Walkeringham, DN10 4JJ

£145,000



ACCOMMODATION

Accessed via a composite entrance door leading into:

LOUNGE

11'1" x 12'9" (3.40m x 3.89m)

uPVC double glazed window to the front elevation, radiator, cast iron open fire with wood surround and mantle and marble hearth. Exposed wood flooring. Door giving access to:

INNER LOBBY

Having stairs rising to the first floor and door giving access to:

DINING ROOM

11'1" x 12'9" max dimensions (3.40m x 3.91m max dimensions)

uPVC double glazed window to the rear elevation with radiator below, brick built fire place with tiled hearth housing the stove. Door giving access to downstairs storage. Archway to:

KITCHEN

9'11" x 8'0" (3.03m x 2.45m)

Having a half double glazed uPVC Entrance door to the side leading out to the yard, uPVC double glazed window to the side elevation. Kitchen comprising base and wall unit with complementary work surface, inset sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor above, tiled splashbacks to work surface, space for fridge/freezer and provision for washing machine and dishwasher. Tiled flooring. Door giving access to:

BATHROOM

8'0" x 5'10" (2.43 x 1.77)

uPVC double glazed windows to both the rear and side elevation, radiator, three piece bathroom suite comprising of: w.c., hand basin in vanity unit, bath with mixer shower over, tiled walls and flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11'1" x 12'9" (3.38 x 3.89)

uPVC double glazed window to the front elevation, radiator.

BEDROOM TWO

12'9" x 11'4" (3.88 x 3.45)

uPVC double glazed window to the rear elevation, radiator, storage cupboard, loft access. Door giving access to:

BEDROOM THREE

10'0" x 8'4" (3.04 x 2.54)

uPVC double glazed window to the side elevation, radiator, exposed wood flooring.

EXTERNALLY

To the front is a walled and gated garden mainly set to lawn with slabbed pathway leading to the entrance door. To the rear is a shared courtyard leading to a low maintenance concrete area with brick built sheds to the side. The rear garden is mainly low maintenance gravel with planted borders. Step through to shared access area with a brick built piggery and pathway leading down to a further garden area mainly set to lawn with planted borders and a variety of trees and shrubs.

COUNCIL TAX

TENURE - Freehold

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



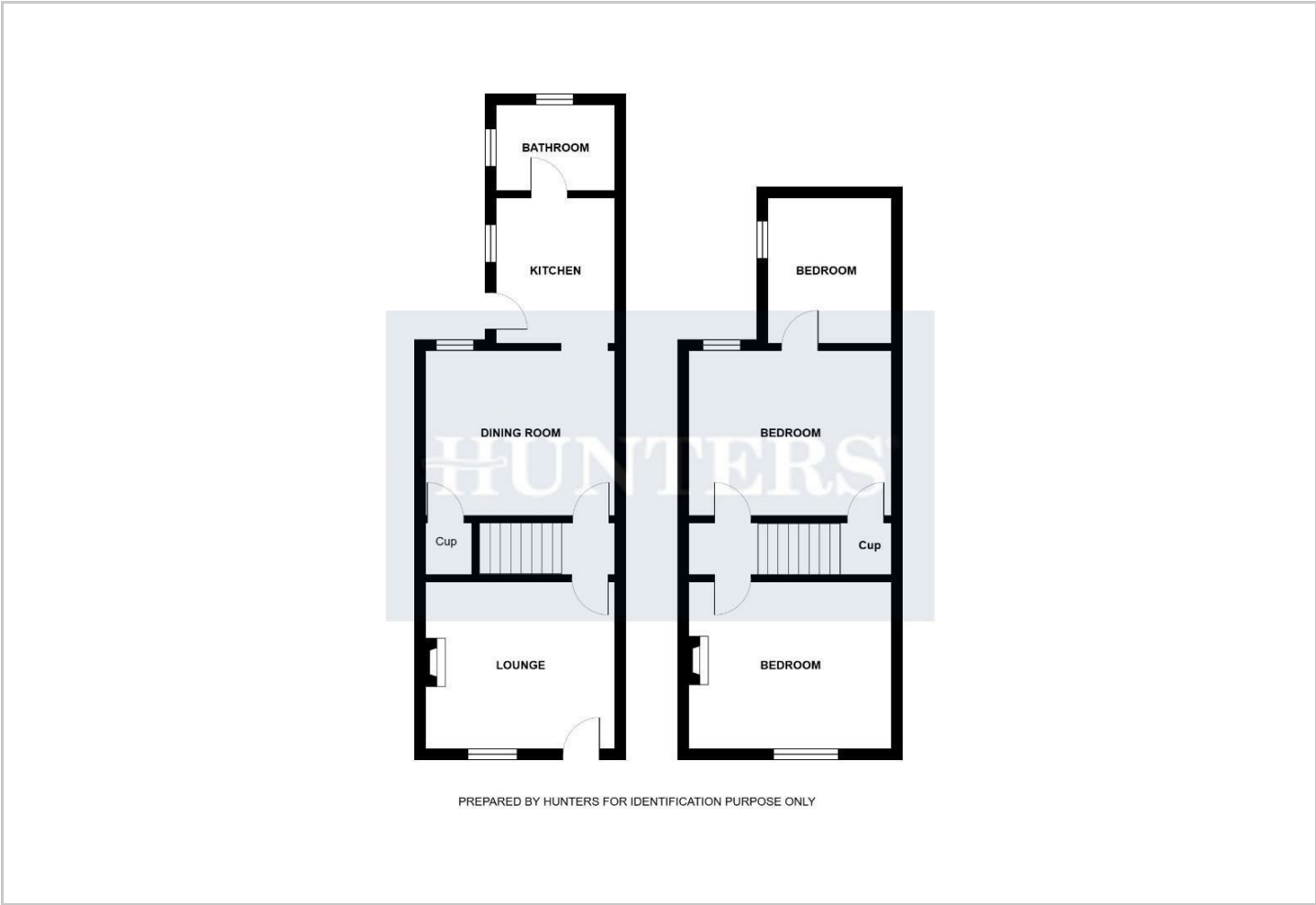
Hybrid Map



Terrain Map



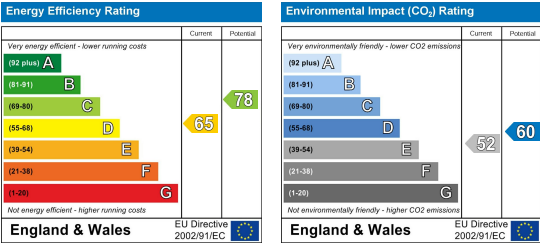
Floor Plan



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.