

# HUNTERS®

HERE TO GET *you* THERE



## High Street

Corringham, Gainsborough, DN21 5QN

Asking Price £255,000



Council Tax: C



# 2 High Street

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### ACCOMMODATION

uPVC double glazed door with side windows leading into:

### STORM PORCH

uPVC double glazed Entrance door with side windows leading into:

### ENTRANCE HALLWAY

Tiled flooring, stairs rising to the first floor accommodation and doors giving access to:

### LOUNGE

18'4" x 11'1" (5.60 x 3.38)

Triple glazed windows to the front and side elevation, tiled fireplace and hearth with open fire and wooden single glazed door giving access to:

### SUN ROOM

15'2" x 9'6" (4.63 x 2.91)

Constructed on a low level wall with uPVC double glazed windows and entrance door to the side elevation giving access out to the rear garden.

### BREAKFAST KITCHEN

11'11" x 9'10" (3.64 x 3.00)

uPVC double glazed window to the rear elevation and wooden single glazed window looking out to the Sun Room. Fitted kitchen comprising base, drawer and wall units with complementary work surface, stainless steel sink and double drainer with mixer tap over, space for cooker and fridge freezer, provision for automatic washing machine. Door giving access to Pantry area and further wooden door giving access to:

### PORCH

Giving access to the coal shed and further single glazed wooden door to the Garage.

### L SHAPED GARAGE

With light and power, electric up and over door and separate uPVC entrance door to the rear elevation.

### DOWNSTAIRS W.C.

5'11" x 5'11" (1.82 x 1.81)

Accessed from the Entrance Hallway.

uPVC double glazed port style window to the front elevation and low level w.c.

### FIRST FLOOR LANDING

uPVC triple glazed window to the rear elevation and doors giving access to:

### BEDROOM ONE

11'1" x 10'11" (3.38 x 3.33)

uPVC double glazed windows to the front and side elevation.

### BEDROOM TWO

13'1" x 11'0" to maximum dimensions (4.01 x 3.37 to maximum dimensions)

uPVC triple glazed window to the front elevation and double doors giving access to useful storage cupboard.

### BEDROOM THREE

7'3" x 6'11" (2.21 x 2.12)

uPVC triple glazed window to the rear elevation.

### BATHROOM

8'2" x 6'10" (2.51 x 2.10)

uPVC double glazed windows to both the rear and

side elevation, suite comprising low level w.c., pedestal wash hand basin and panel sided bath with tiled splashback, chrome heated towel rail and airing cupboard.

#### EXTERNALLY

To the front lies a hedged garden mainly set to lawn with planted borders, a variety of trees including fruiting trees and a driveway allowing off road parking for multiple vehicles and access to the side of the property to the enclosed rear garden which is also mainly set to lawn with mature bushes and trees.

#### COUNCIL TAX

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

#### TENURE - FREEHOLD



## Road Map



## Hybrid Map



## Terrain Map



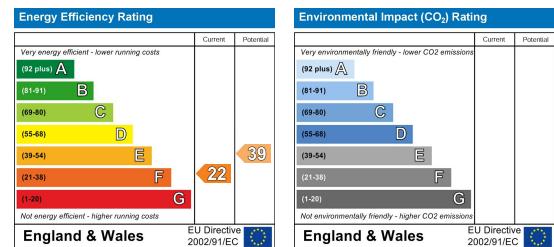
## Floor Plan



## 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.