



**19 Mill Mere Road, Corringham,
Gainsborough, DN21 5QZ**



Book a Viewing!

£550,000

A substantial detached four Bedroom bungalow, set on a generous non estate plot in the heart of the rural village of Corringham, perfectly placed between the Cathedral City of Lincoln and the Market Town of Gainsborough. This impressive home offers spacious and versatile accommodation, including an Entrance Hall, Lounge, Sitting Room, Conservatory, Kitchen/Breakfast Room, Utility, Pantry, and Cloakroom/WC. Three Ground Floor Bedrooms each benefit from En-suite facilities, while the First Floor Landing leads to a large fourth Bedroom with its own Store Room and Bathroom. Outside, the property is approached via a driveway providing ample off street parking and access to both an integral double garage and a detached triple garage. The property enjoys a plot of approximately 0.3 acres, with established gardens to the side and rear, surrounded by open fields and farmland, offering a wonderful sense of privacy and rural outlook. Viewing of this home is highly recommended.





SERVICES

Mains electricity, water and drainage. Electric underfloor heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Corringham is a charming village just 3 miles east of Gainsborough, offering an ideal mix of rural tranquility and convenience. At its heart stands the historic St Laurence's Church, alongside a welcoming community with a primary school, doctor's surgery, village hall, and the popular Beckett Arms pub. Surrounded by open countryside with scenic walks, the village also benefits from excellent transport links to Lincoln, Scunthorpe, and the wider East Midlands- perfect for those seeking peaceful village living with modern amenities close by.





ENTRANCE HALL

With understairs storage cupboard and tiled flooring with underfloor heating.

LOUNGE

19' 5" x 12' 1" (5.94m x 3.69m) With double glazed French doors to the rear garden, double glazed window to the side aspect and tiled flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM

22' 2" x 16' 7" (6.78m x 5.06m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, Aga, integrated dishwasher, electric oven, space for American fridge freezer, ceiling fan, tiled flooring with underfloor heating, double glazed French doors to the conservatory and double glazed window to the side aspect.

UTILITY ROOM

With spaces for washing machine and tumble dryer and tiled flooring with underfloor heating.

CONSERVATORY

20' 8" x 12' 3" (6.32m x 3.74m) With double glazed French doors to the rear garden, log burner and tiled flooring.

PANTRY

12' 1 (max)" x 8' 5 (max)" (3.68m x 2.57m) With storage shelving and tiled flooring.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks and tiled flooring with underfloor heating.

SITTING ROOM

19' 3" x 12' 1" (5.87m x 3.70m) With staircase to the first floor, double glazed French doors to the rear garden, log burner and tiled flooring with underfloor heating.

BEDROOM 1

17' 11" x 12' 11" (5.47m x 3.95m) With double glazed window to the front aspect, built in wardrobes, ceiling fan, and tiled flooring with underfloor heating.

EN-SUITE BATHROOM

Fitted with a five piece suite comprising of jacuzzi bath, walk in shower cubicle, twin wash hand basins and close coupled WC, tiled splashbacks, tiled flooring with underfloor heating and double glazed window to the front aspect.

BEDROOM 2

16' 6" x 10' 2" (5.03m x 3.12m) With double glazed window to the rear aspect, built in wardrobes, ceiling fan and tiled flooring with underfloor heating.





EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, tiled flooring with underfloor heating and double glazed window to the side aspect.

BEDROOM 3

12' 11" x 12' 11" (3.96m x 3.96m) With double glazed windows to the front and side aspects, walk in wardrobe, ceiling fan and tiled flooring with underfloor heating.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, tiled flooring with underfloor heating and double glazed window to the side aspect.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 4

22' 8" x 15' 2" (6.91m x 4.63m) With three Velux windows, eaves storage, built in wardrobe and two electric storage heaters.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, eaves storage and port hole window.

STORE ROOM

20' 9" x 7' 10" (6.35m x 2.40m) With eaves storage and two port hole windows.

OUTSIDE

The property sits on a plot of approximately 0.3 acres. To the front is a gravelled garden with shrubs inset. There is a driveway providing off street parking for multiple vehicles and access to the garages. The property has an integral double garage with electric up and over door, double glazed window to the front, personnel door to the hallway, light and power. There is a further detached triple garage with electric up and over doors to the front, side personnel door, light, power, and fixed ladder to a boarded loft storage space. To the rear of the property is a low maintenance gravelled garden with decked seating area, mature shrubs and trees, and to the side of the property is a formal lawned garden with patio seating area, mature shrubs and trees and garden shed. The gardens are surrounded by open countryside, with rural outlooks.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilon Gray will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £50 per sale and £150 per purchase for them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £20.

BUYING YOUR HOME

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

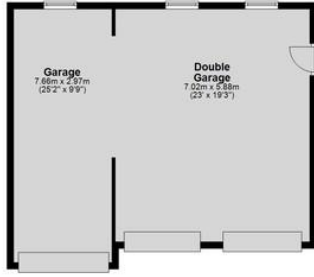
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessons) for whom they act as Agents given notice that:

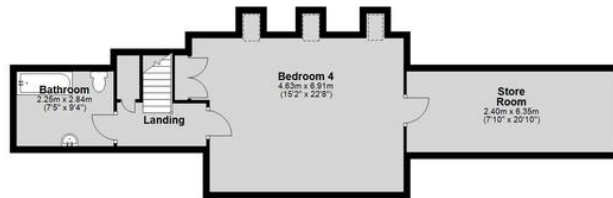
1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 318.5 sq. metres (3406.4 sq. feet)



First Floor
Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 373.5 sq. metres (4019.8 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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