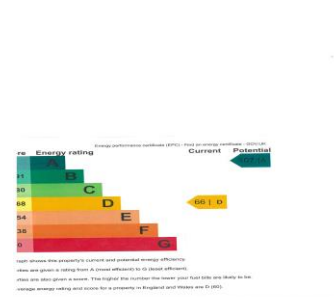




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Middle Street, Corringham, DN21 5QT | £165,000  
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### 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.



Hunters are pleased to offer to the market this three bed mid terraced cottage located in the sought after village location of Corringham with road links to surrounding cities and towns including the cathedral city of Lincoln and the market town of Gainsborough with its wealth of amenities including Marshalls Yard retail complex, supermarkets, eateries, leisure and medical facilities and much more. The property is offered to the market with NO ONWARD CHAIN for ease of purchase and early viewings is highly recommended to avoid disappointment. Accommodation comprising Entrance Porch. Lounge. Kitchen Diner. Rear Lobby/Utility. downstairs Bathroom and to the first floor three Bedrooms.

#### **ACCOMMODATION**

Part glazed wooden Entrance door leading into:

#### **ENTRANCE PORCH**

Tiled flooring, dado rail, part glazed wooden door leading into:

#### **LOUNGE**

*5.02m (16' 6") x 4.03m (13' 3")*

uPVC double glazed sash window to the front elevation, fire place and hearth with painted surround and mantle, electric fire feature, central heating boiler. Door giving access into:

#### **KITCHEN DINER**

*4.98m (16' 4") x 2.66m (8' 9")*

uPVC double glazed window to the rear elevation, wooden door giving access into rear Lobby/Utility area. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splash backs, inset stainless steel sink and drainer with mixer tap, space for cooker, radiator. Stairs leading to the first floor with storage under, tiling to floor and wood beam feature to the ceiling.

#### **REAR LOBBY/UTILITY AREA**

Having wooden part glazed Entrance door to the side leading out to the pathway and garden beyond. Fitted work surface with provision for automatic washing machine below and tiled splash backs, wall mounted gas fired central heating boiler, tiling to the floor, radiator and door giving access to:

#### **BATHROOM**

*2.71m (8' 11") x 1.82m (6' 0")*

uPVC double glazed window to the side elevation, three piece bathroom suite comprising low level w.c., pedestal wash hand basin with tiled splash backs, panel sided bath with tiled splash backs and electric shower over, radiator and tiling to the floor.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to the rear elevation. Doors giving access into:

#### **BEDROOM**

*3.38m (11' 1") x 2.71m (8' 11")*

uPVC double glazed window to the rear elevation, radiator and loft access with pull down ladder.

#### **BEDROOM ONE**

*4.24m (13' 11") x 3.01m (9' 10") with recess into doorway*  
uPVC double glazed sash window to the front elevation with radiator below. Two fitted double wardrobes with overhead storage either side of the chimney breast.

#### **BEDROOM THREE**

*3.20m (10' 6") x 1.88m (6' 2")*

uPVC double glazed sash window to the front elevation with radiator below.

#### **EXTERNALLY**

The front door exists straight onto the pathway. Exiting the property from the rear door is pathway leading to small enclosed lawned area with two brick built storage coal sheds. Gated access out to a further mature extended garden separated into lawn area, slabbed patio, decking feature, low maintenance gravelled garden with slabbed pathway leading through a variety of mature shrubs, bushes, flowering plants and trees. Pathway leading to the rear to pond feature and sleeper edged wood chip garden with a further variety of foliage.



FOR IDENTIFICATION PURPOSES ONLY

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.

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