

# HUNTERS®

HERE TO GET *you* THERE



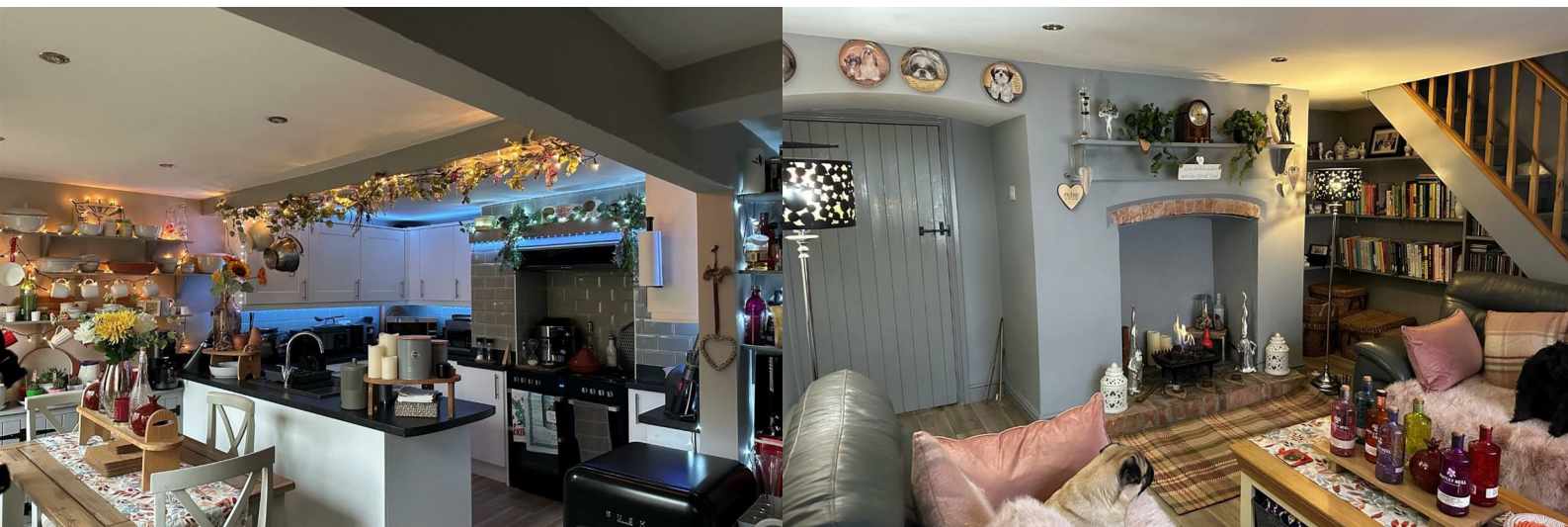
## High Street

Corringham, Corringham, DN21 5QN

Offers Over £225,000



Council Tax: A

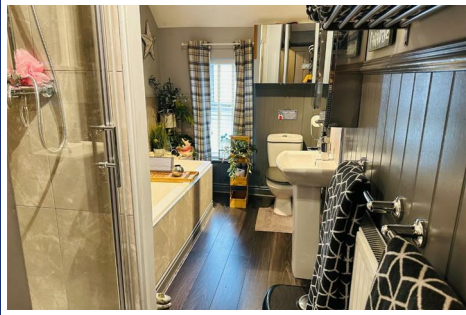




# 12 High Street

Corringham, Corringham, DN21 5QN

Offers Over £225,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### OPEN PLAN KITCHEN DINER

15'2" x 14'5" (4.63 x 4.41)

uPVC triple glazed windows to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary worksurface, tiled splashbacks, inset sink and drainer with mixer tap over, space for range style cooker, integrated dishwasher and fridge, space for four seater dining table, two radiators, low level storage cupboard to the dining area, inset spotlights to ceiling and part wood panelled walls. Door giving access into:

### LOUNGE

16'2" x 15'6" to maximum dimensions (4.93 x 4.73 to maximum dimensions)

Stairs rising to first floor accommodation, fireplace with brick hearth, uPVC double glazed window to the rear elevation, inset spotlights to ceiling, radiator. Access leading into:

### HALLWAY

uPVC double glazed window to the side elevation and door giving access into:

### SHOWER ROOM

8'4" x 4'0" (2.56 x 1.23)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and shower cubicle with tiled splashback, wall mounted gas fired central heating boiler, chrome heated towel rail.

## OFFICE AREA

8'5" x 6'10" (2.58 x 2.09)

Accessed from the Hallway

Composite double glazed entrance door to the side elevation and double glazed window to the side elevation, radiator, vaulted ceiling and exposed brick feature wall.

## FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, radiator and doors giving access to:

### BEDROOM ONE

13'7" x 8'11" (4.15 x 2.74)

uPVC triple glazed window to the front elevation, radiator and loft access.

### BEDROOM TWO

13'10" x 8'2" (4.24 x 2.49)

uPVC double glazed window to the rear elevation, radiator and loft access.

### BEDROOM THREE

10'6" x 7'3" (3.21 x 2.21)

uPVC double glazed window to the rear elevation, radiator and built in storage cupboard.

## FAMILY BATHROOM

10'3" (with recess into doorway) x 5'8" (3.14 (with recess into doorway) x 1.75)

uPVC triple glazed window to the front elevation, suite comprising w.c., wash hand basin with tiled splashback and separate shower cubicle, radiator and useful built in storage cupboard.

## EXTERNALLY

To the rear is an enclosed garden which has been

developed by the current owners to create multiple seating areas, laundry room, wooden outside bar and an area for a hot tub.

### AGENTS NOTE

A piece of land to the rear of the garden has been leased from a neighbour with approximately 13 years remaining. We have been advised by the owner that this agreement is transferable to any potential purchaser.

### COUNCIL TAX

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

### 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



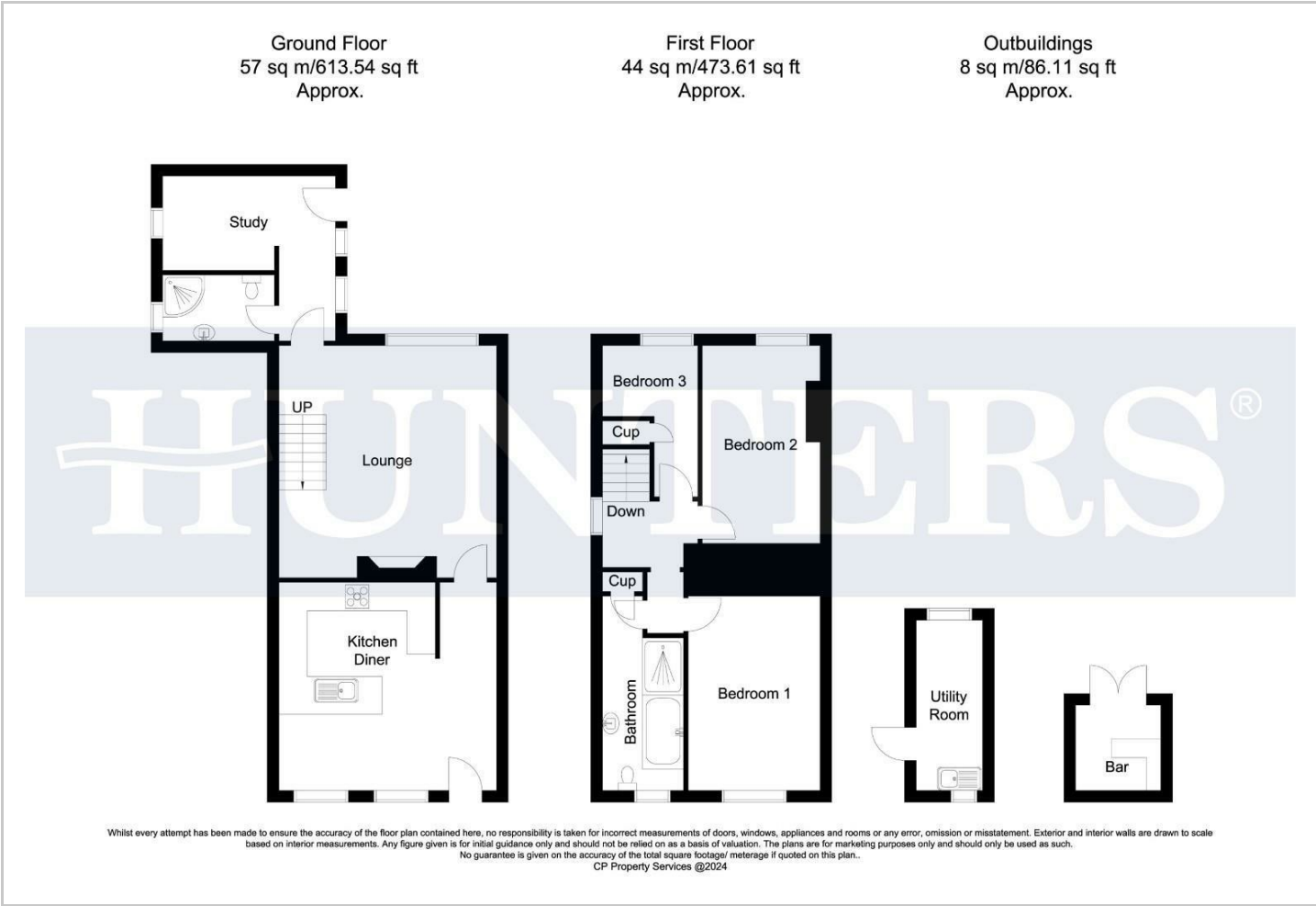
Hybrid Map



Terrain Map



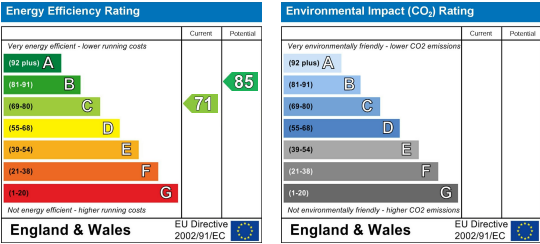
Floor Plan



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.