

HUNTERS[®]

HERE TO GET *you* THERE



Poplar Lane

Corringham, Gainsborough, DN21 5QL

Asking Price £300,000



Council Tax:



1a Poplar Lane

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Accommodation

UPVC double glazed entrance door with side window into entrance hallway with loft access radiator and doors giving access to

Lounge

14'8" x 12'10" (4.49m x 3.93m)

UPVC double glazed window to the side elevation and UPVC double glazed patio doors to the rear elevation giving access out to the conservatory. Radiator, tiled fireplace and hearth with wood surround and gas fire, coving to ceiling.

Conservatory

9'2" x 9'3" (2.81m x 2.82m)

constructed of a low-level brick wall with UPVC double glazed frame and French doors to the rear giving access out to the garden. Laminate flooring and pitched roof.

Kitchen

11'3" x 9'3" (3.45m x 2.82m)

UPVC double glazed window to the front elevation and UPVC double glazed entrance door to the side elevation. Wood finish fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor over. Space for low level appliances, breakfast bar, radiator and coving to ceiling. Door giving access to:

Utility Area

6'1" x 4'8" (1.87m x 1.44m)

Provision for automatic washing machine, fitted wall units and door giving access to:

WC

4'8" m x 2'8" (1.44 m x 0.82m)

UPVC double glazed window to the side elevation, WC, handbasin with tiled splashback, wall mounted gas fired central heating boiler and coving to ceiling. Doorway from hallway into:

Bedroom Two

9'10" x 9'11" (3.02m x 3.03m)

UPVC double glazed window to the front elevation, radiator and coving to ceiling

Family Bathroom

9'8" x 9'4" (2.97m x 2.85m)

UPVC double glazed window to the side elevation, four piece bathroom suite comprising of WC, pedestal wash handbasin, panel sided bath and separate shower cubicle, tile splashback, radiator and linen cupboard, coving to ceiling

Bedroom One

11'11" x 10'10" (3.65m x 3.31m)

UPVC double glazed window to the rear elevation, radiator, coving to ceiling

Externally

To the front is a blocked paved driveway allowing off-road parking for multiple vehicles, lawned garden with mature planted borders, access to the rear garden which is mainly set to lawn with mature planted borders and wooden constructed garage and multiple workshop areas.

Buyer Information

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



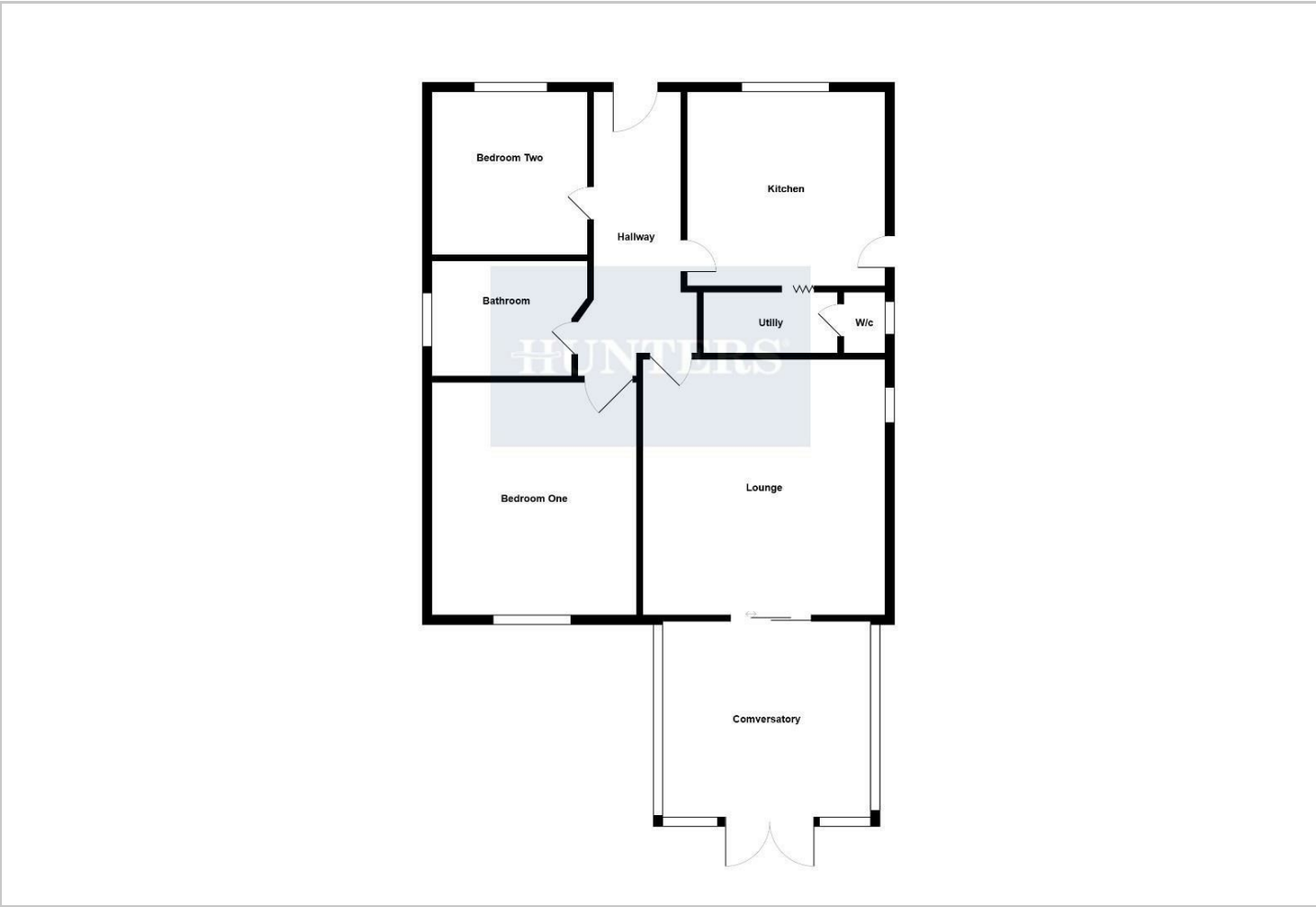
Hybrid Map



Terrain Map



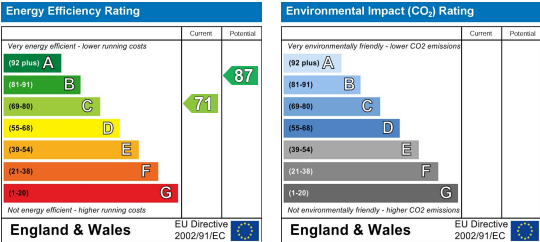
Floor Plan



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.