

HUNTERS[®]

HERE TO GET *you* THERE



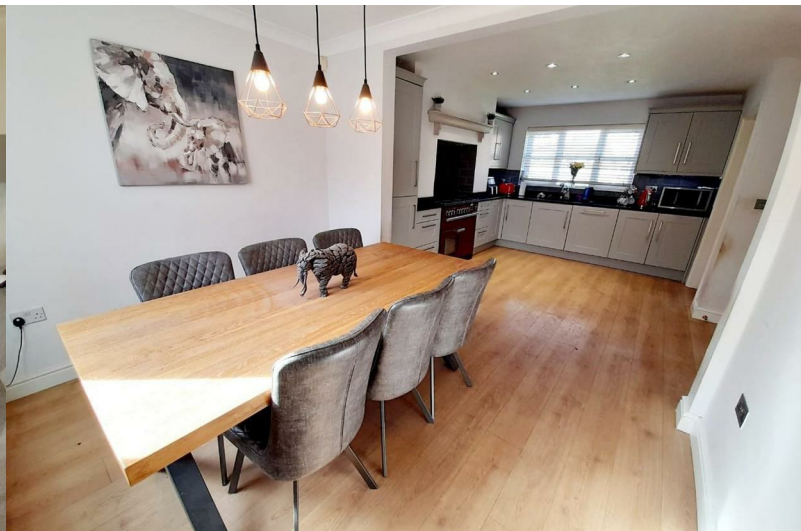
Nicholas Way

Corringham, DN21 5QE

£309,950



Council Tax: D



2 Nicholas Way

Corringham, DN21 5QE

£309,950



ACCOMMODATION

Entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation and doors in turn giving access to:

LOUNGE

18'8" x 10'9" (5.71m x 3.30m)

With French doors with windows to either side elevation leading out to the rear garden, feature fireplace and radiator.

PLAY ROOM/STUDY

6'2" x 10'9" (1.9m x 3.30m)

Double glazed window to the front elevation, radiator and laminate flooring.

KITCHEN DINER

20'11" x 9'10" (6.40m x 3.00m)

Fitted kitchen comprising wall and base units with complementary work surface, inset sink and drainer, integrated fridge/freezer, dishwasher and oven, double glazed windows to the front and rear elevations, radiator and laminate flooring. Door giving access to:

UTILITY

5'2" x 5'10" (1.60m x 1.80m)

Fitted with base and wall units and inset sink and drainer, door to the rear elevation giving access out to the rear garden, double glazed window to the rear and laminate flooring.

W.C.

4'11" x 2'3" (1.50m x 0.7m)

Two piece suite comprising w.c. and wash hand basin.

FIRST FLOOR LANDING

With doors in turn giving access to:

MASTER BEDROOM

12'8" x 9'5" (3.88m x 2.89m)

Double glazed window to the rear elevation, range of fitted wardrobes and radiator. Door leading into:

EN SUITE

5'2" x 6'7" (1.60m x 2.01m)

Three piece suite comprising w.c., sink and shower cubicle, double glazed window to the rear elevation, radiator and vinyl flooring.

BEDROOM TWO

12'1" x 10'5" (3.70m x 3.19m)

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

11'8" x 9'5" (3.58m x 2.89m)

Double glazed window to the front elevation and radiator.

BEDROOM FOUR

8'3" x 9'5" (2.52m x 2.89m)

Double glazed window to the front elevation and radiator.

BATHROOM

5'8" x 6'7" (1.74m x 2.01m)

Three piece suite comprising w.c., wash hand basin, bath and separate shower, double glazed window to the front elevation, radiator and vinyl flooring.

EXTERNALLY

A pathway to the front of the property leads to the

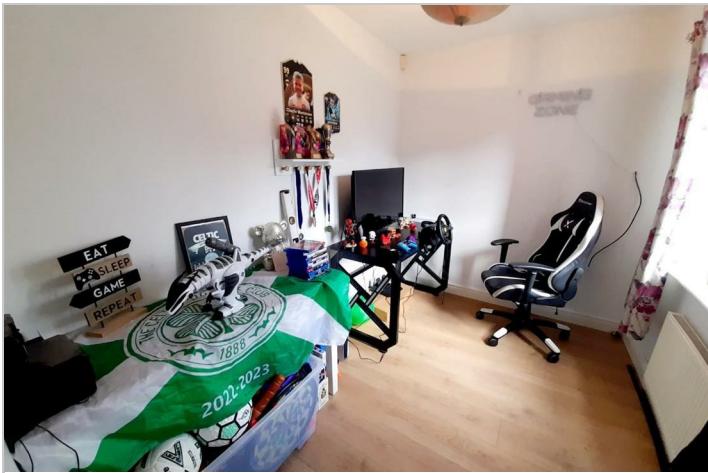
entrance door and access to the enclosed rear garden which is mainly set to lawn with a gated access to the side of the brick built single garage.

TENURE - Freehold

COUNCIL TAX

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

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



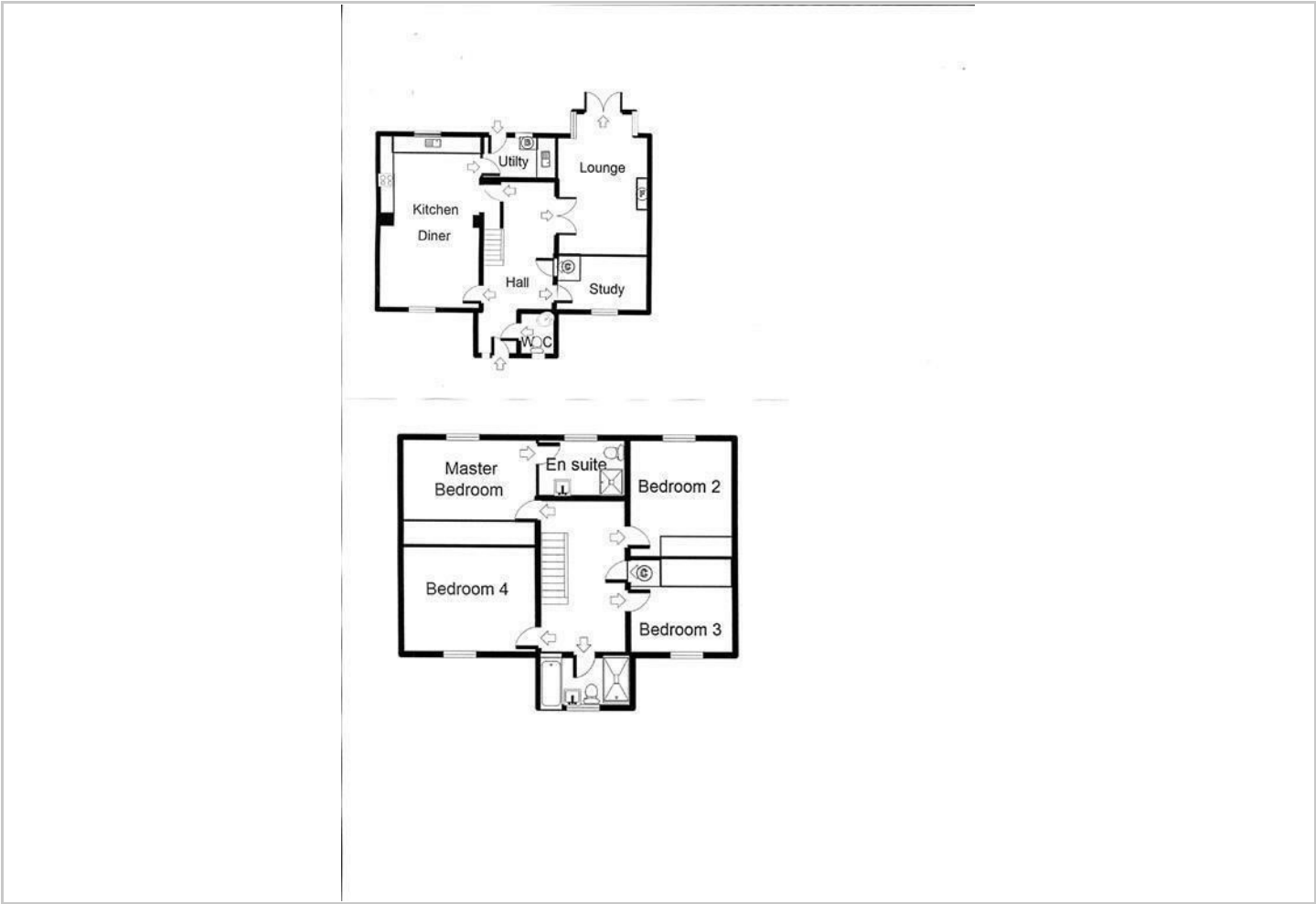
Hybrid Map



Terrain Map



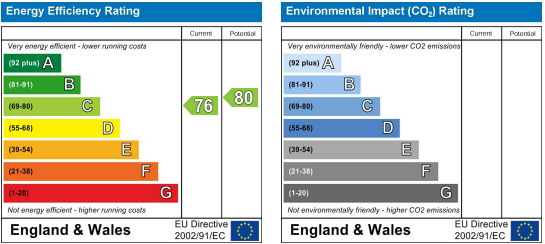
Floor Plan



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.