



**Dendor**  
**High Street**  
**Walkeringham**  
**Nottinghamshire**  
**DN10 4HR**

- Semi detached house
- Lounge and kitchen diner
- Three bedrooms and bathroom
- Oil fired central heating and UPVC double glazing
- Off street parking, garage and well maintained gardens
- **EPC RATING: E**

**Asking Price: £150,000**

**Further information and viewings: DDM Residential - Gainsborough Office - 01427 616161**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01427 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

the proactive agent

[ddmresidential.co.uk](http://ddmresidential.co.uk) e-mail: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk)

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## **DESCRIPTION**

DDM Residential have delight in offering to the open market a three bedroom traditionally constructed semi detached home situated in the popular small village of Walkeringham with good links to Gainsborough and Doncaster. Viewings are a must although strictly by the selling agent. The property briefly comprises of entrance onto hallway with stairs to the first floor and forward facing lounge with multi fuel burning stove with open plan kitchen dining area with an excellent range of wall and base units and walk in pantry. To the first floor there are three adequately proportioned bedrooms and bathroom with three piece suite in white. The property has oil fire central heating throughout and is fully UPVC double glazed with front and rear lawned gardens and off street parking for two/three vehicles. Viewings are a must although strictly via the selling agent.



## **ACCOMMODATION**

UPVC double glazed door into:

### **ENTRANCE HALLWAY**

Solid wood flooring, dado rail, stairs to the first floor and central heating radiator.

### **LOUNGE**

11' 11" x 11' 11" (3.63m x 3.63m)

Solid wood flooring, UPVC double glazed window to the front, central heating radiator, coving to ceiling and multi fuel burning stove.

### **OPEN PLAN KITCHEN DINER**

18' 9" x 11' 11" (5.71m x 3.63m)

With UPVC double glazed window and French doors from the dining area, excellent range of wall and base units and complementary roll top work surfaces, integrated electric double oven and grill, integral electric ceramic hob with extractor hood over, space and plumbing for automatic washing machine and a oil fire boiler. Further space for fridge freezer, coving to ceiling and central heating radiator. Solid wood flooring and deep understairs walk in pantry.



### **LANDING**

Loft access, airing cupboard space and UPVC double glazed window to the side. Door to three bedrooms and bathroom.



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### **BEDROOM 1**

12' 0" x 11' 11" (3.65m x 3.63m)

With UPVC double glazed window onto the front, central heating radiator.

### **BEDROOM 2**

9' 11" x 11' 11" (3.02m x 3.63m)

With UPVC double glazed window, central heating radiator, laminate flooring.

### **BEDROOM 3**

7' 2" x 6' 6" (2.18m x 1.98m)

With UPVC double glazed window to the front, central heating radiator.



### **BATHROOM**

With three piece suite in white with panel enclosed bath with separate shower over, close coupled wc, pedestal wash hand basin, central heating radiator, half tiled walls, UPVC windows to the rear and side aspect.

### **EXTERNALLY**

The property is fronted by off street parking for two vehicles and has a fully enclosed split level garden with patio areas and raised formal lawned gardens with mature flower and shrub borders.



**REF: GNI6/101**

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**Council Tax:** To confirm council tax banding for this property please contact the local authority or view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Tenure:** Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

**IMPORTANT Offer Procedure:** Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

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