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Hogsthorpe Road, Alford



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property it must be


lovelle



£169,950



Lovelles are pleased to present this spacious THREE bed semi detached house located in the quaint villaged of Mumby situated close to the market town of Alford.

Key Features

- Semi- Detached House
- Spacious Corner Plot
- THREE Bedrooms
- Kitchen & Pantry
- Bathroom & Separate Downstairs WC
- Large Garage and Workshop
- EPC rating F
- Tenure: Freehold





Lovelles are pleased to present this spacious THREE bed semi detached house located in the quaint villaged of Mumby situated close to the market town of Alford.

VIEWING IS HIGHLY RECCOMMEND TO APPRECIATE THE SPACE ON OFFER!!

The property comprises of Porch, Lounge, Kitchen, Pantry, Conservatory, WC, THREE Bedrooms and Family Bathroom. Outside there is a LARGE Garage and Workshop, with Garden and Driveway. This property also has the benefit of a multi fuel burner which powers the central heating.

Porch

With Upvc external door and windows to either side, doors leading into the garage, WC and Kitchen.

WC

With pull chain WC and water tap.

Kitchen

With window to side elevation , fitted with a range of wall and base units with worktop over, ceramic sink with stainless steel tap with partly tiled walls. Power points Storage cupboards either side of the fireplace with houses a multi fuel burner which heats the radiators in the property. Stairs leading to the landing and door leading into:

Pantry

With storage cupboards, power points.

Lounge

With windows to front elevation, radiator, power points and feature fireplace with working coal fire and door leading to:

Conservatory

With Double opening doors leading to the garden and windows to the front and side elevation.

Bedroom One

With window to front elevation, radiator and power points.

Bedroom Two

With window to front elevation, power points.

Bedroom Three

With window to rear elevation, power points and storage cupboard.

Bathroom

With obscure window to rear elevation, three piece suite comprising of low level flush WC , pedestal sink with stainless steel mixer taps and bath with shower over with fully tiled walls.

Garage/ Workshop

With electric door and power and lighting. Side access through the property, window to the rear elevation.

Garden

Sitting on a corner plot the garden wraps around the home and is bordered with mature trees and hedges. The property is fenced to all perimeters making the property private with gate access to the front. A large concrete driveway to the side of the property allowing several vehicles to park.

Location

Mumby is a picturesque village situation four miles from the Market Town of Alford and only seven mile to the beautiful coast line of Mablethorpe. The coastal town of Skegness is well served and 9 miles from the village. The village has the Red Lion pub which serves food daily. Hogsthorpe and Huttoft (neighbouring villages) have primary schools, village shops, petrol stations and pubs. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. Queen Elizabeth's Grammar School is one of the top ranking Grammar schools in Lincolnshire. There is also a traditional Tuesday auction market, a thriving arts and craft community including regular craft markets and fairs. A doctors' surgery, dentist, Co-op as well as a choice of pubs/restaurants and various day to day shops. Regular bus services also run to Mablethorpe, Louth and Skegness.

Directions

From our office on Victoria Road, Head south-east on Victoria Road/A52 towards The Boulevard

Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52 and continue to follow A52 for 5.3 miles. The property can be identified on the left hand side opposite the pub.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A .Lovelles Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





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