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Mumby Road , Huttoft



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When it comes to  
property it must be

  
lovelle





£265,000



Lovelle are pleased to bring to the market a detached THREE bedroom bungalow within the village of Huttoft. Having a driveway, garage, and fully enclosed rear garden.

### Key Features

- Detached Bungalow
- THREE Double Bedrooms One With En-Suite
- Lounge
- Kitchen Diner
- Rear Conservatory Off Kitchen
- Shower Room
- EPC rating F
- Tenure: Freehold









Lovelle are pleased to bring to the market a detached THREE bedroom bungalow within the village of Huttoft. Having a driveway, garage, and fully enclosed rear garden. The property comprises of Entrance Hall, Lounge, Kitchen Diner, Conservatory, THREE Bedrooms Master With En-Suite and Shower room. With Rear Garden, Front Garden, Driveway and Garage.

### Entrance

1.23m x 2.33m (4'0" x 7'7")

Upvc door and side window, radiator, coving, textured ceiling, a wooden door leads into the inner hall.

### Inner Hall

5.70m x 1.72m (18'8" x 5'7")

Textured ceiling, coving, radiator, two storage cupboards and access to all rooms.

### Lounge

3.61m x 5.56m (11'10" x 18'2")

Window to front elevation, fire in surround, radiator, tv aerial, power points, telephone point, coving and textured ceiling.

### Kitchen

5.75m x 2.99m (18'11" x 9'10")

Window to rear elevation, fitted with a range of base and wall units with worktop over, stainless steel sink with drainer, freestanding cooker with extractor over, fan to wall, space for under counter fridge freezer, dishwasher, tiled splashbacks, textured ceiling and coving.

### Dining Area

0.00m x 0.00m (0'0" x 0'0")

Open to both kitchen and lounge, coving, textured ceiling, radiator. Sliding doors lead into the conservatory.

### Conservatory

5.58m x 3.13m (18'4" x 10'4")

Floor to ceiling windows to all elevations with top openers, door leading out into garden, power points, radiator and two wall lights.

### Bedroom One

3.25m x 3.85m (10'8" x 12'7")

Window to rear elevation, Double bedroom, coving, textured ceiling, radiator, telephone point, ceiling light and built in wardrobes and door into;

### En-Suite

2.15m x 2.24m (7'1" x 7'4")

Obscure window to rear elevation, a three piece suite comprising of full shower cubicle with mira electric shower, pedestal wash hand basin, WC, coving, textured ceiling, radiator, tiled splash back behind sink and in shower and extractor fan.

### Bedroom Two

2.44m x 3.71m (8'0" x 12'2")

Window to front elevation, coving, textured ceiling, radiator and power points and ceiling light.

### Bedroom Three

2.44m x 3.70m (8'0" x 12'1")

Window to front elevation, coving, textured ceiling , radiator, power points and ceiling light.

### Shower Room

2.15m x 2.24m (7'1" x 7'4")

Obscure window to rear elevation, a three piece suite comprising of a new double shower cubicle with triton shower, pedestal wash hand basin, WC, mermaid board, ceiling light , extractor fan , radiator and textured ceiling.

### Garage

2.57m x 4.68m (8'5" x 15'5")

A single attached garage with up and over door, light and power with personal door leading into the house. Worcester wall mounted boiler, wall mounted electric fuse box, window to side elevation and power points.

### Rear Garden

A privately enclosed rear garden with fencing to perimeters. Lawned area with flower borders and mature trees, with a dwarf brick wall boarder, timber summer house, patio area and access to front of property from either side of the rear garden.

### Front

The front of the property has a pebbled driveway allowing several vehicles to park with a boundary fence. There is a lawned area to the front with mature shrubs and flower borders and lighting.

### Location

The village of Huttoft which is located a few miles in from the coast. The village has amenities including petrol station, village store, pub and primary school. Huttoft is located on the A52 six miles from the coastal resort of Mablethorpe and 11 miles to the coastal town of Skegness.

### Directions

Head south-east on Victoria Rd/A52 towards The Blvd, Continue to follow A52

2.5 miles, At the roundabout, take the 1st exit onto Station Rd/A52, Continue to follow A52. 4.2 miles to Mumby Rd, Huttoft. the property will be located with our for sale board.

### Services

The property has mains electric, water, "Flo Gas" 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 D. Lovelle 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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