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Mumby Meadows, Huttoft



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£180,000



Lovelle are pleased to present for sale this TWO bedroom DETACHED CORNER PLOT BUNGALOW which is located on a quiet CUL-DE-SAC location of Mumby. Offering TWO bedrooms, Kitchen, Lounge, Family bathroom and a Conservatory. With Rear Garden, Driveway and Garage.

### Key Features

- Sought After Location
- Detached Bungalow
- Two Bedrooms
- Front and Rear Low Maintenance Gardens
- Off Road Parking
- Conservatory
- EPC rating C
- Tenure: Freehold







Lovelle are pleased to present for sale this TWO bedroom DETACHED CORNER PLOT BUNGALOW which is located on a quiet CU-LE-SAC location of Mumby. The property comprises of TWO bedrooms, Kitchen, Lounge, Family bathroom and a Conservatory. With Rear Garden , Driveway and Garage.

### Entrance Hall

4.91m x 1.08m (16'1" x 3'6")

Access to all rooms, radiator, two built in storage cupboards and loft access.

### Kitchen

3.26m x 2.30m (10'8" x 7'6")

Dual aspect windows to front and side elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink, integrated oven, hob with extractor over, space and plumbing for washing machine, tiled splashbacks, power points, spotlights, radiator, coving and textured ceiling.

### Lounge

5.02m x 3.49m (16'6" x 11'6")

Spacious room with a feature fireplace, power points, radiator, tv aerial, coving and textured ceiling, double opening 'French' double doors leading into;

### Conservatory

3.31m x 3.05m (10'11" x 10'0")

Upvc windows to all elevations, dwarf brick built, radiator, power points, double opening 'French' doors into the rear garden.

### Bedroom One

3.42m x 2.86m (11'2" x 9'5")

Window to rear elevation overlooking rear garden, built in wardrobes, radiator, power points, coving and textured ceiling.

### Bedroom Two

3.32m x 2.78m (10'11" x 9'1")

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

### Bathroom

2.12m x 1.79m (7'0" x 5'11")

Obscure window to side elevation, a three piece suite comprising of WC, pedestal wash basin, and spacious walk-in shower, fully tiled walls, extractor fan , radiator, spotlights and ladder style radiator.

### Front Garden

The front of the property is low maintenance laid to gravel with mature shrubs and plants. To the side is a driveway allowing a couple of vehicles to park.

### Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all perimeters. The rear garden is low maintenance predominantly laid to concrete with gravelled areas with a variety of mature trees and shrubs. The oil tank is housed in the rear garden.



## Garage

5.28m x 2.65m (17'4" x 8'8")

With up and over door, oil boiler housed here, power and lighting and power points.

## 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.

## 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 C. 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.

## 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. Continue to follow the road, take the second left onto Mumby Meadows. The property Number 24 can be identified via our for sale sign.





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