

Buy. Sell. Rent. Let.



Mumby Road , Huttoft



When it comes to
property it must be


lovelle



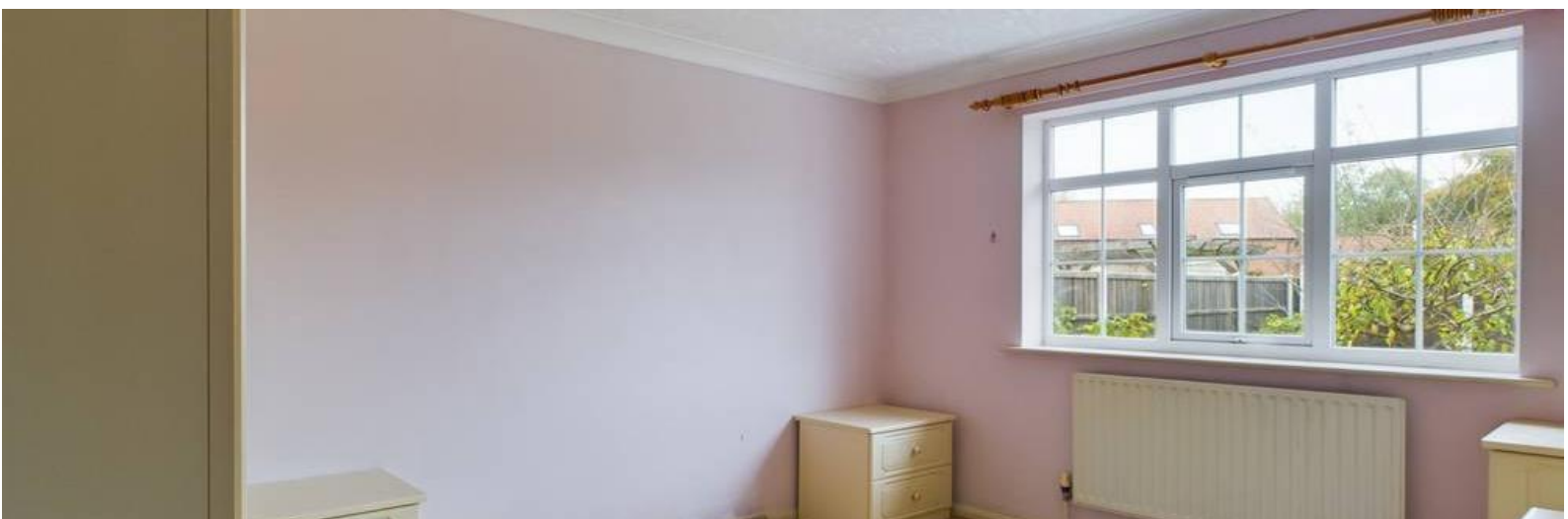
£200,000



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 with NO ONWARD CHAIN!!

Key Features

- Detached Bungalow
- THREE Double Bedrooms One With En-Suite
- Lounge
- Kitchen Diner
- Rear Conservatory Of Kitchen
- Shower Room
- EPC rating
- 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

5.7m 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

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 3.7m (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

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Energy performance certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

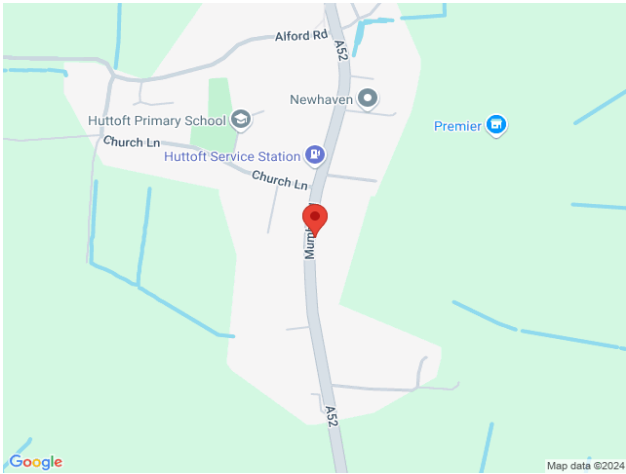
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





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