

Buy. Sell. Rent. Let.



Mumby Road , Huttoft



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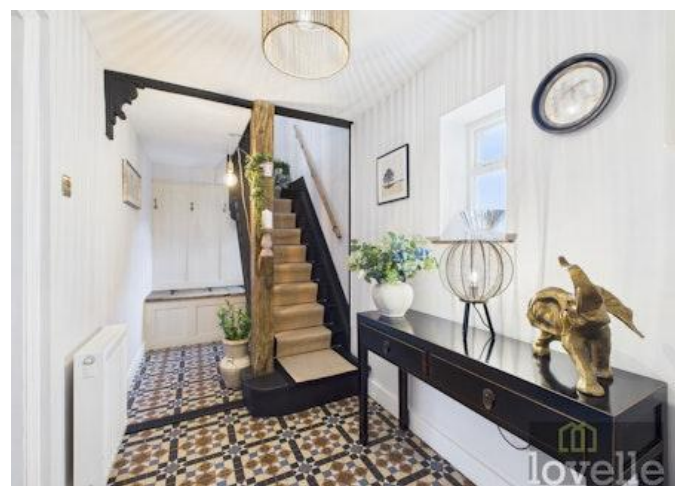
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When it comes to
property it must be


lovelle



£299,950



WOW!! Lovelles are pleased to bring to market this beautiful two bed detached cottage situated in the rural village of Huttoft. The property is full of character and charm. The property benefits from an in and out driveway with carport and open field views to the rear. The current vendors have renovated the property through out to a high standard and is move in ready! Internal Viewing is a MUST to see what this property has to offer!!

Key Features

- Detached House
- Two Bedrooms
- Lounge and Dining Room
- Rear Garden
- In and Out Driveway
- Open Field Views
- EPC rating
- Tenure: Freehold





WOW!! Lovelles are pleased to bring to market this beautiful two bed detached cottage situated in the rural village of Huttoft. The property is full of character and charm. The property benefits from an in and out driveway with carport and open field views to the rear. The property comprises of Kitchen, Hallway, Dining Room, Lounge, Two Bedrooms and Bathroom. With Gardens to the Front and Rear, Carport and Open Field Views.

Kitchen

2.33m x 3.51m (7'7" x 11'6")

Entry via a Upvc door, Windows to front and rear elevation, a gorgeous country style kitchen fitted with a range of base and wall units with worktop over, one and half bowl ceramic butler sink, induction hob, built in ovens, built in fridge freezer, space and plumbing for washing machine and power points.

Hallway

1.75m x 4.69m (5'8" x 15'5")

Window to rear elevation, staircase leading to first floor, built in seated storage cupboards, radiator and power points.

Dining Room

3.56m x 3.02m (11'8" x 9'11")

Dual aspect windows to front and side elevation, radiator, tv point and power points.

Lounge

3.64m x 3.3m (11'11" x 10'10")

Large bay window to front elevation, feature fireplace with freestanding stove, power points, tv point and radiator.

Landing

0.97m x 2.14m (3'2" x 7'0")

Window to rear elevation overlooking open field views and access to all rooms.

Bedroom One

3.6m x 3.12m (11'10" x 10'2")

Window to front elevation, spacious double bedroom, power points, tv point, built in wardrobe and radiator.

Bedroom Two

3.62m x 3.31m (11'11" x 10'11")

Window to front elevation, spacious double bedroom, power points, tv point and radiator.

Bathroom

1.81m x 2.55m (5'11" x 8'5")

Obscure window to rear elevation, a three piece suite comprising of a roll top free standing bath, WC, traditional pedestal wash hand basin and ladder style radiator

Rear Garden

To the rear you will find a fully secure rear garden with fencing to all sides and to define the boundary. The garden is laid to lawn with a gravelled pathway with an array of mature trees and shrubs. There is a decked seating area overlooking open field views. Access to the rear garden is via a gate through the car port.

Front

To the front there is a gravelled in and out driveway allowing several vehicles to park. There is a lawned area with an array of mature trees , shrubs and flowers. There is a good sized car port.

Workspace / Garage

6.42m x 1.84m (21'1" x 6'0")

Next to the car port is a workspace with power and lighting, window to side elevation and door leading out to the rear garden.

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 Boulevard, Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Rd/A52, Continue to follow A52 for 4.0 miles. The property can be found on the left hand side.

Services

The property has lpg gas boiler to central heating , water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax band B 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.

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.

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.

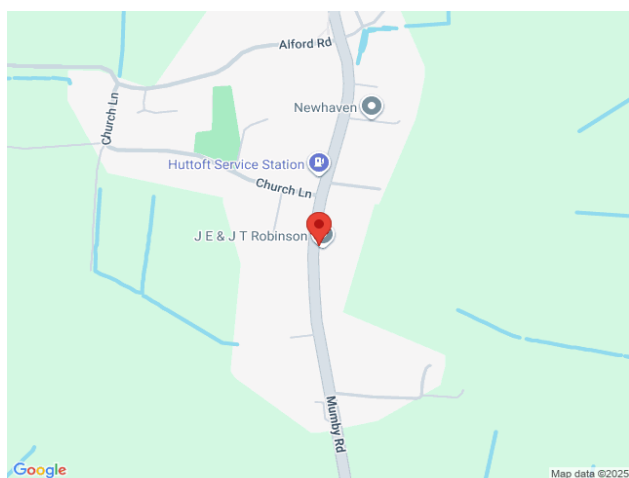
EPC

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.





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