



Willsons

'Kenrose', Hogsthorpe Road, Mumby

£345,000



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**Willsons**  
SINCE 1842

'Kenrose', Hogsthorpe Road,  
Mumby, Alford,  
Lincolnshire, LN13 9SD

## "AGENT'S COMMENTS"

*This attractive property which was built in 2002 is situated in the popular coastal village of Mumby. Offering an open plan kitchen diner, three bathrooms, integrated garage, two bedrooms to the ground floor with direct bathroom access and two bedrooms to the first floor thereby ideal for multi generational living. Benefitting from a sizeable living room, wide access doorways, spacious gardens to the rear with open field views, low maintenance frontage, parking for several vehicles, uPVC double glazing throughout and oil fired central heating.*

## LOCATION

*Mumby is a village located approximately 3 miles inland from the east coast's sandy beaches on the A52 with bus services to Skegness, Mablethorpe and Alford. Primary schools can be found in the neighbouring villages of Huttoft and Hogsthorpe with doctor's surgery, range of shops and a variety of eateries found approximately 4 miles away at either Chapel St Leonards or Alford. The market town of Alford is also home to a dentists and two secondary schools, one being a grammar school. The seaside resort of Skegness is approximately 9 miles south east and has a railway station and hospital as well as shops, schools, doctor's and leisure facilities.*



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<https://www.willsons-property.co.uk>

### Front of Property

With attractive wooden five bar gate, low maintenance block paved driveway and pathways, gravelled area with borders of flowers and shrubs, gated access to the right hand-side of the property, side door access to the left-hand side and boundaries of dwarf wall and fencing.

### Entrance Hall

18'4" x 5'6" to 9'2" max (5.6m x 1.7m to 2.8m max)

Wide 'L' shaped entrance hall with full height built-in storage cupboard (1.0m x 0.6m), open spindle staircase leading to first floor and carpeted flooring.

### Living Room

20'11" x 14'1" (6.4m x 4.3m)

Dual aspect room with traditional 'pantry window' through to kitchen, wall lighting, French doors to the left side of the property, feature bay window and carpeted flooring.

### Kitchen

14'5" x 9'10" (4.4m x 3.0m)

Open plan to the dining room with wall and base units, sink with 1.5 bowls, mixer tap and drainer, Range Master cooker with extractor hood over, space for free standing fridge freezer, under cupboard lighting, window overlooking the rear garden and vinyl flooring.

### Dining Room

16'8" x 8'6" (5.1m x 2.6m)

With air conditioning unit, French doors leading to patio area, door leading to garage and carpeted flooring.

### Utility Room

6'6" x 5'2" (2.0m x 1.6m)

With space and plumbing for washing machine, sink with mixer tap and drainer, extractor fan, tiled splashback, window into the dining room and vinyl flooring.

### WC

2'7" x 5'2" (0.8m x 1.6m)

With WC, wash basin, tiled splash back, extractor fan, internal window to side hallway and vinyl flooring.

### Side Entrance Hall

10'5" x 3'3" (3.2m x 1.0m)

With space for undercounter appliance, low-level tap and carpeted flooring.

### Bedroom One

14'5" max x 12'1" (4.4m max x 3.7m)

With air conditioning unit, French doors leading to patio area and carpeted flooring.

### En-Suite

8'2" x 3'3" (2.5m x 1.0m)

With WC, wash basin vanity unit, shower enclosure with bifold doors and direct feed shower, extractor fan, fully tiled walls, window to the side of the property and tiled flooring.

### Bathroom

8'2" x 6'6" (2.5m x 2.0m)

With WC, wash basin vanity unit with storage, 'P' shaped bath with direct feed rainfall shower over, fully tiled walls, extractor fan, window to the side of the property and tiled flooring.

### Bedroom Two

12'1" x 10'9" (3.7m x 3.3m)

With 'jack and jill' door to main family bathroom, window to the front of the property and carpeted flooring.

### Gallery Landing

13'1" max x 6'2" max (4.0m max x 1.9m max)

With central vacuum point, vaulted ceilings, Velux window and carpeted flooring.

### Bedroom Three

13'1" x 11'9" (4.0m x 3.6m)

With access to eaves storage, Velux window and further window to the side of the property, partially-vaulted ceilings and carpeted flooring.

### Bathroom

11'1" x 4'3" max (3.4m x 1.3m max)

With WC, wash basin vanity unit with storage, bath with direct feed shower over, extractor fan, partially tiled walls, Velux window and tiled flooring.

### Bedroom Four

13'9" x 8'2" (4.2m x 2.5m)

With full height built-in storage/airing cupboard (0.9m x 1.2m) to include immersion tank, partially-vaulted ceilings, eaves access to storage, window to the side of the property and carpeted flooring.

### Integral Garage

21'3" x 10'2" (6.5 x 3.1)

Of generous proportions with electric roller shutter door, open span roof trusses, power and lighting, fuse box, oil fired boiler and concrete flooring.

### Garden

Private rear garden with raised patio area, a central wildlife pond, two outside sheds, borders of shrubs, flowers and ornamental grasses, with oil tank storage concealed behind fencing, sunny aspects with open views to the rear and boundaries of hedging and fencing.

### Tenure and Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is by way of an oil-fired central heating boiler.

### Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9649-2879-6996-9121-1575

### Directions

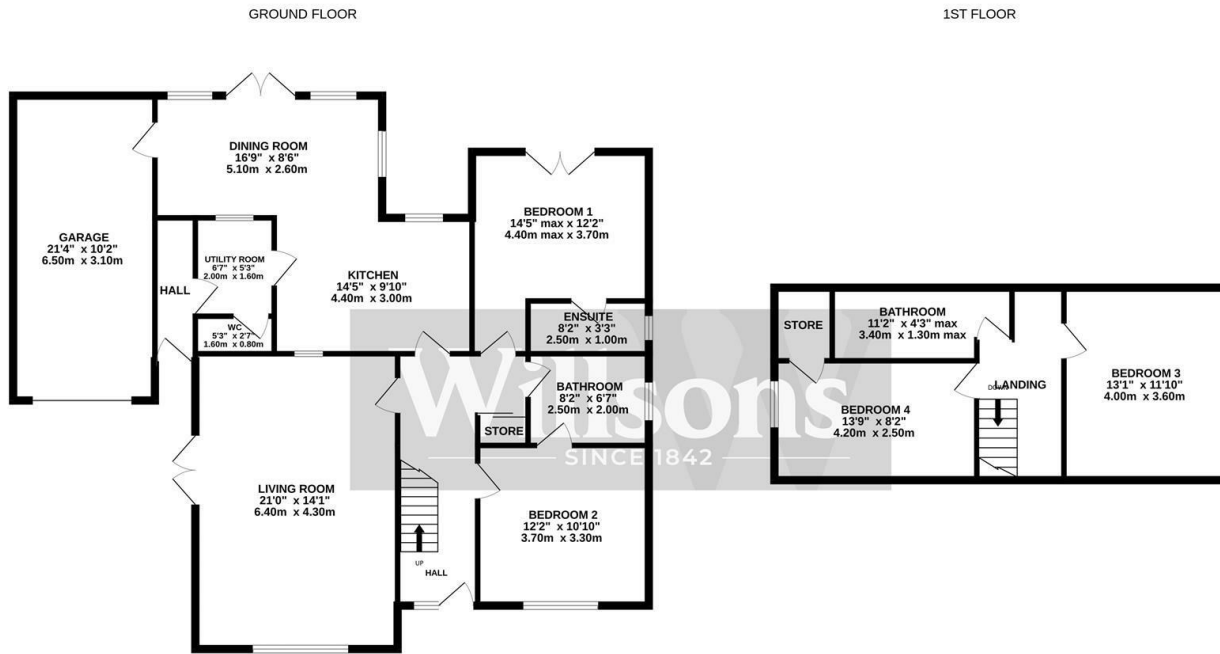
From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, the property can be found towards the centre of the village, on a pull-in road to the south of the St Thomas of Canterbury Church.

What3words:///liqid.pockets.topples

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

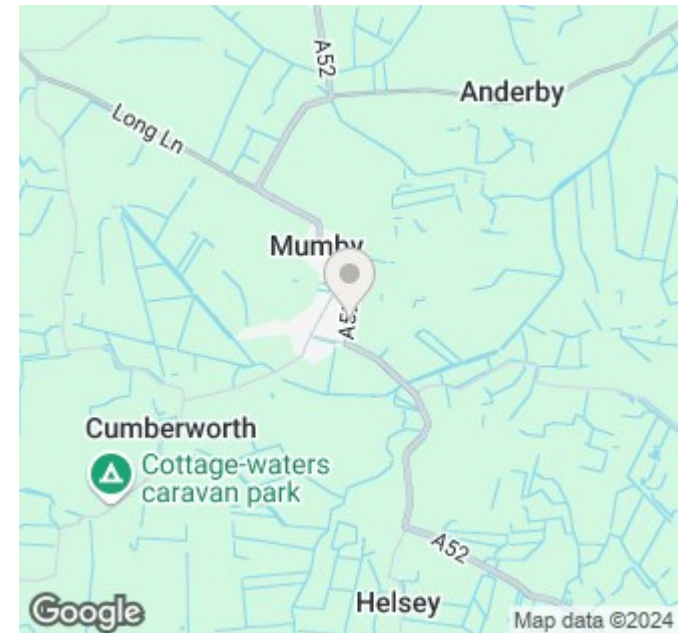




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOORPLAN** Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

