

TUDOR LODGE, MUMBY

£269,000



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- 2 Bed Detached Bungalow
- NEW fence to enlarge garden.
- Plenty of Parking
- Garage
- Viewing HIGHLY recommended

- Secluded South Facing Patio Area
- Great Village Location
- Phoneline open 8am-8pm, 7 days a week.



Oxford Family Estates are proud to present this spacious 2 double bedroom detached bungalow in the idyllic village of Mumby. It Has a large open plan kitchen/diner with another room off currently used as a home office but could be used for a craft room, spare bedroom or just storage space. Boasting a large plot, large garden and gorgeous open field views to the rear, this is a must see property to appreciate its value. With an enclosed patio area, single garage, ample parking for several vehicles and triple aspect Sun room the property is beautifully presented. Local village pub serving good food. Town of Alford, Chapel St. Leonards and Sutton on Sea a bus/car drive away.

Entrance Hall

Enter into the property via an external recessed covered porch area with a Upvc double glazed door with side light panel into the wider than average hall. This has doors off accessing all rooms and has a handy cloak cupboard and a double airing cupboard housing the hot water cylinder. Radiator and loft access.

Utility Room

Handy room housing the washing machine with storage space.

Lounge

14' 11" x 14' 10" (4.55m x 4.52m)

Dual aspect large light room with double glazed uPVC patio doors leading out onto enclosed south facing patio area. Double glazed uPVC Window to front elevation. Feature fireplace with Log burner and radiator.



Kitchen 14' 10" max x 10' 8" max (4.52m max x 3.25m max)

uPVC window to rear elevation, with views over open fields. A range of fitted units including integrated fridge freezer, integrated dishwasher and tower unit with electric fan oven and lpg hob. 1 1/2 bowl sink and mixer tap, Modern wall mounted radiator. Laminate flooring that continues through into the sun room.

Sun room

13' 7" x 10' 1" (4.14m x 3.07m)

uPVC windows to front, rear and side elevations allowing for plenty of natural light with open plan access from kitchen via archway. uPVC door to rear garden. Modern wall mounted radiator.

Study

8'6" x 7'5" (2.59m x 2.26m)

Very versatile room off the kitchen currently used as an office. Has a uPVC window overlooking the rear patio and beyond. Radiator.

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

Spacious double bedroom. uPVC window to front elevation. Wall mounted radiator.

Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m)

Double bedroom with uPVC window to side elevation. Wall mounted radiator.



Shower Room

Walk in shower with electric Triton shower.
Tiled floor and walls. Vanity sink unit and WC.
Heated towel rail. uPVC obscured window to
rear elevation.

Single Garage

Integral and brick built with up and over door.
Power & lighting. Rear door to garden. Window
to side elevation.

Outside

Front Driveway leading to single garage..
Enclosed large rear garden, with lawn area
and mature fruit trees. Secluded south facing
patio area off lounge. Further rear patio area
overlooking SUPERB open field views and
small uPVC decking area for sitting and
enjoying the surrounding countryside. External
oil boiler, oil tank and septic tank which meets
current regulations.

Mumby

Mumby is a small village situated around 3
miles inland from Chapel St Leonards. It is
located on the A52 halfway between Skegness
and Mablethorpe and only 4 miles from the
market town of Alford.

Surrounded by countryside it is a lovely rural
village with the Red Lion Pub at its centre and
a population of around 450.

Disclosure: The owners of this property are a
family relation to the employees and owners of
Oxford Family Estates LTD.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |