



3 Hogsthorpe Road,  
Mumby, LN13 9SE



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**£179,950**

- WELL PRESENTED
- 3 BEDROOM SEMI-DETACHED HOUSE
- WITH LOUNGE, DINING ROOM & KITCHEN
- LARGE REAR GARDEN
- DRIVEWAY FOR PARKING FOR 2/3 CARS
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND A



A well presented 3 Bedroom Semi-Detached House with front and rear gardens. With Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. Driveway for parking for 2/3 cars and good sized rear garden. EPC Rating D.

## ACCOMMODATION

### ENTRANCE HALL

With pvc entrance door, radiator, stairs to the first floor.

### LOUNGE

3.96m x 3.75m (13'0" x 12'4")

With pvc window to the front elevation, radiator.

### DINING ROOM

2.74m x 2.58m (9'0" x 8'6")

With central heating radiator and being open plan with the: -

### KITCHEN

3.23m x 3m (10'7" x 9'10")

With base and wall units with worksurfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for cooker, space and plumbing for dishwasher and washing machine, pvc window to the rear elevation and pvc door into the rear garden.





## LOBBY

With understairs storage cupboard housing the oil fired central heating boiler.

## BATHROOM

1.85m x 1.69m (6'1" x 5'6")

With panelled bath with shower and screen over, pedestal hand basin, W.C, tiled floor, heated towel radiator, pvc window to the rear elevation.

## 1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space.

## BEDROOM 1

3.79m x 3.42m (12'5" x 11'2")

With pvc window to the front elevation, fitted wardrobes, radiator.

## BEDROOM 2

3.22m x 2.44m (10'7" x 8'0")

With pvc window to the rear elevation, fitted wardrobes, radiator,

## BEDROOM 3

With pvc window to the rear elevation, built in storage, radiator.

## OUTSIDE

The front garden has a concrete drive providing off-road parking for 2/3 cars, small lawned area with shrubbery. A gate leads into the rear garden.

The rear garden has paved areas for seating, 2 Sheds, fishpond, gravel, oil tank and path leading to the vegetable plot and Greenhouse.



## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2024/25 - £1,398.49



## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan

## Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)

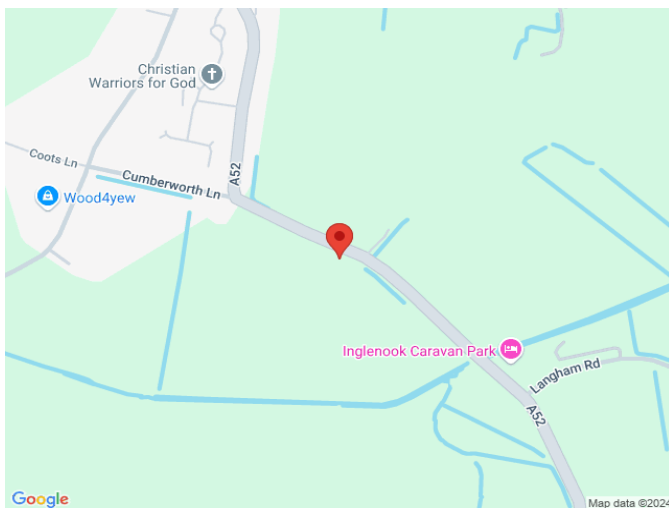


## First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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