



Wells Cottage Coots Lane, Mumby Alford LN13 9JZ

welcome to

Wells Cottage Coots Lane, Mumby Alford

DECEPTIVELY Spacious and beautifully presented 2 bed detached bungalow, situated in the peaceful village of Mumby, near Alford. Offering Kitchen/ Diner, Lounge, Sun Room, Utility, Master with En-Suite, Additional Family Bathroom, Music Room/ Third Bedroom, Rear Garden, Garage and Driveway.

Entrance

Entrance door leads into the hallway which has a storage cupboard and doors leading into the following rooms:

Kitchen Diner

9' 3" x 19' 10" (2.82m x 6.05m)

Modern kitchen fitted with a range of wall, base and drawer units with worktop space over, sink & drainer, space for appliances, part tiled walls, sliding door leading to the rear garden as well as a window to the rear.

Utility Room

6' 2" x 9' 8" (1.88m x 2.95m)

Has wall and base units with worktop space over, Sink, space and plumbing for a washing machine and tumble dryer, door leading to the garden and door into:

Study

10' 6" x 9' 8" (3.20m x 2.95m)

Converted space from the original garage which is currently used as a music room. This room can easily be converted back to the garage if required.

Lounge

18' 1" x 11' 10" (5.51m x 3.61m)

Has a window to the side and a sliding door leading into the sun room.

Sun Room

9' 3" x 12' 7" (2.82m x 3.84m)

Has windows to 3 elevations and french doors leading to the garden.

Bedroom 1

14' 2" x 10' (4.32m x 3.05m)

Has a window and door into

En-Suite

Has a shower, WC, sink, tiled flooring, spot lights and towel radiator.

Bedroom 2

11' 6" x 11' 10" (3.51m x 3.61m)

Has a window to the front elevation

Bathroom

Has a bath with shower attachment, sink, WC, tiled flooring, towel radiator

External

Externally the property benefits from a driveway to the front as well as lawned area. The rear offers lawned area and patio area.

Garage/ Store

Fitted with an electric roller door, base units with worktop over, power and lighting.





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welcome to

Wells Cottage Coots Lane, Mumby Alford

- Master Bedroom with En-Suite Shower Room
- Modern Open Plan Kitchen/ Diner plus Utility Room
- Music Room/ Third Bedroom or Hobby space
- Additional Family Bathroom
- Sun Room/ Dining Room with views over the garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109708 - 0005

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