



  
**YOUR MOVE**  
Ian McCarthy

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Cumberworth Lane, Mumby, Alford,  
Lincolnshire

£265,000

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## DESCRIPTION

Set in the sought after semi rural village of Mumby is this attractive detached three bedroom en-suite bungalow with stunning open countryside distant views. The spacious well presented accommodation includes entrance hall, lounge, dining kitchen, conservatory and bathroom. The property has electric panel heaters, double glazing, detached garage and delightful gardens.

## ENTRANCE HALL

With double glazed front door and side panel, electric wall mounted panel heater, airing cupboard with shelving, loft access, cornice and two ceiling light point.

## LOUNGE

Double glazed bow window to the front with beautiful open distant countryside views, feature electric wall mounted flame effect fire, electric wall mounted panel heater, French doors leading to the dining kitchen area, cornice and ceiling light point.

## DINING KITCHEN

Double glazed window and door leading to the rear garden, an attractive range of white fronted base and wall kitchen units with contrasting work tops, inset stainless steel one and a half bowl sink with extending mixer tap. Integral fridge freezer, plumbing for automatic washing machine and dishwasher, electric 'Cookmaster' range cooker with extractor hood and splash back, electric wall mounted panel heater, cornice and ceiling light point.

## CONSERVATORY

Double glazed windows to three sides, ceramic tiled floor and French doors leading to the rear patio and gardens.

## BATHROOM

Double glazed window to the side, panelled bath with electric shower over and screen, vanity wash hand basin and W.C. Heated towel rail, wall mounted electric fan heater, tiling to walls and floor, cornice and ceiling light point.

## BEDROOM ONE

Double glazed window to the front, electric wall mounted panel heater, built in four door wardrobes with rails and shelves, cornice and ceiling light point.

## EN-SUITE SHOWER ROOM

Double glazed window to the front, double shower unit with electric shower, vanity wash hand basin and concealed flush W.C. heated towel rail, wall mounted electric fan heater, panelling to walls and ceiling light point.

## BEDROOM TWO

Double glazed window to the rear, electric wall mounted panel heater, cornice and ceiling light point.

## BEDROOM THREE

Double glazed window to the rear, cornice and ceiling light point.

## DETACHED GARAGE

Up and over door to the front, single glazed window to the side, power and light.

## GARDENS

Set in attractive gardens, the front is laid to lawn with planted borders and paved driveway leading to the detached garage with gated access to the rear garden which is also to lawn with planted borders, decking patio area and garden shed 11'8 x 6' with power and light.

## OPEN DISTANT VIEWS TO THE FRONT

## EPC RATING E

## COUNCIL TAX BAND C

## CONSIDERING MAKING AN OFFER?

If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps.

## FLOORPLAN

### DIMENSIONS

Entrance Hall - 4.27m x 1.17m (ext to) (14'0" x 3'10" (ext to)) -L Shape 4.70m x 0.97m (15'5" x 3'2")

Lounge - 4.72m x 4.09m (15'6" x 13'5")

Dining Kitchen - 6.22m x 2.97m (20'5" x 9'9")

Conservatory - 3.12m x 2.90m (10'3" x 9'6")

Bathroom - 2.06m x 1.93m (6'9" x 6'4")

Bedroom One - 3.56m x 3.40m (ext to) (11'8" x 11'2" (ext to)) -L Shape 1.63m x 1.12m (5'4" x 3'8")

En-Suite Shower Room - 2.29m x 1.80m (maximum) (7'6" x 5'11" (maximum))

Bedroom Two - 2.97m x 2.90m (9'9" x 9'6")

Bedroom Three - 2.97m x 2.21m (9'9" x 7'3")

Detached Garage - 5.66m x 2.82m (18'7" x 9'3")





## Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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