



# CHOICE PROPERTIES

*Estate Agents*

Wold View Mumby Road,  
Huttoft, LN13 9RF

Price £395,000



We are delighted to offer to the market 'Wold View'. This superb property has undergone a large lounge extension, along with many other significant improvements in recent years. It has been well finished, providing a beautifully presented and most spacious home. This three/four bedroom (one en-suite) detached bungalow, is situated in a sought after semi rural location.

The property has the benefit of digital electric heating and UPVC double glazing along with UPVC soffits and fascia boards. Internal viewing is highly recommended to appreciate the fabulous and most spacious internal accommodation which consists of:-

## **Front Composite Entrance Door to:**

### **Hallway**

25' x 3'11"

Widening to 7'. 'Karndean' flooring. 'Rointe' digital electric radiator. 2 Double power points both with twin USB ports. Programmer control for electric water heating. Loft access with pull down ladder to partly boarded and electrically illuminated loft space. Doors to:

### **Kitchen Area**

10'1" x 16'4"

Superb contemporary kitchen with central island unit. The kitchen comprises of central island unit and fitted wall and base units with solid wood block work surfaces over. 'Neff' electric hob and filter hood. Two eye level 'Neff' ovens. Plumbing for automatic washing machine. Space for fridge/freezer and wine cooler with twin slider out larder cupboards either side. 'Karndean' flooring. 3 Double power points. Incorporated into the island unit, which also has solid wood block work surfaces, is a one-and-a-half bowl inset stainless steel sink unit with mixer tap along with base units and integral dishwasher. Large breakfast bar with base units one side and seating the other dividing the kitchen from the lounge area.

### **Lounge Area**

20'3" x 25'2"

Superb extended Lounge area with partly vaulted ceiling incorporating low energy spot lighting. 'Mendip 8' dual fuel stove with chrome flue pipe. 'Karndean' flooring. 'Rointe' digital electric radiator. Mains wired smoke alarm. 6 Double power points, two with twin USB points. 2 Sets of double opening 'French' doors leading out on to the rear garden.

### **Bedroom 1**

10'1" x 11'10"

'Rointe' digital electric radiator. 2 Double power points, one with twin USB points. Door to:

### **En-suite Shower Room**

10'3" x 4'2"

Consisting of w.c. with dual push button flush, pedestal wash hand basin and shower cubicle with 'Mira Aqua' shower. Fully tiled walls. Tiled floor. 'Rointe' digital electric radiator. Spot lighting. Extractor fan with integral light. Loft access.

### **Bedroom 2**

11'11" x 11'11"

Bow window to front elevation. 2 Double power points, one with twin USB points. 'Rointe' digital electric radiator.

### **Bedroom 3**

11'10" x 11'10"

Measurements include the pair of built in wardrobes, either side of the fireplace, with double opening doors. 'Clearview' dual fuel stove. Single power point with twin USB points. 'Rointe' digital electric radiator.

### **Bedroom 4/ Dining Room**

11'10" x 11'10"

Bow window to front elevation. Feature fireplace with open coal fire. 'Rointe' digital electric radiator. Centre lighting. Double power point.

### **Shower Room**

8'10" x 5'4"

Consisting of 1400mm shower enclosure with glass screen and 'Mira Aqua' shower. Circular hand basin with 'Waterfall' mixer tap with vanity unit. Fully tiled walls. Tiled floor. Extractor with integral spot light. Electric chrome towel radiator.

## **Cloakroom W.C.**

5'7" x 2'7"

With W.C. Fully tiled walls. Tiled floor.

## **Outside**

This superb property is fronted by a brick wall with good sized in/out driveway that also provides access to the detached brick built garage. The large, immaculate front garden is laid to lawn and set with a number of trees. To the side of the property is gated access to the enclosed rear garden. This has been mostly block paved for ease of maintenance, to the side is a further garden that has been laid to lawn. External power points and security lighting. Twin log stores with power & lighting.

## **Driveway**

Large in/out driveway providing ample parking for a number of vehicles. also providing ideal space for touring caravan/boat/ motorhome etc.

## **Garage**

Measurements to the furthest points. Detached garage with pitched roof. Remote control electric door. Side access door. Power and lighting. With in the garage, accessed from outside are two stores. One store measures 5'9" x 2'8", the other 8'9" x 4'1. They both have power and lighting.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## **Opening Hours**

Monday - Friday 9:00am - 5:00pm

Saturday 9.00am - 3.00pm

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

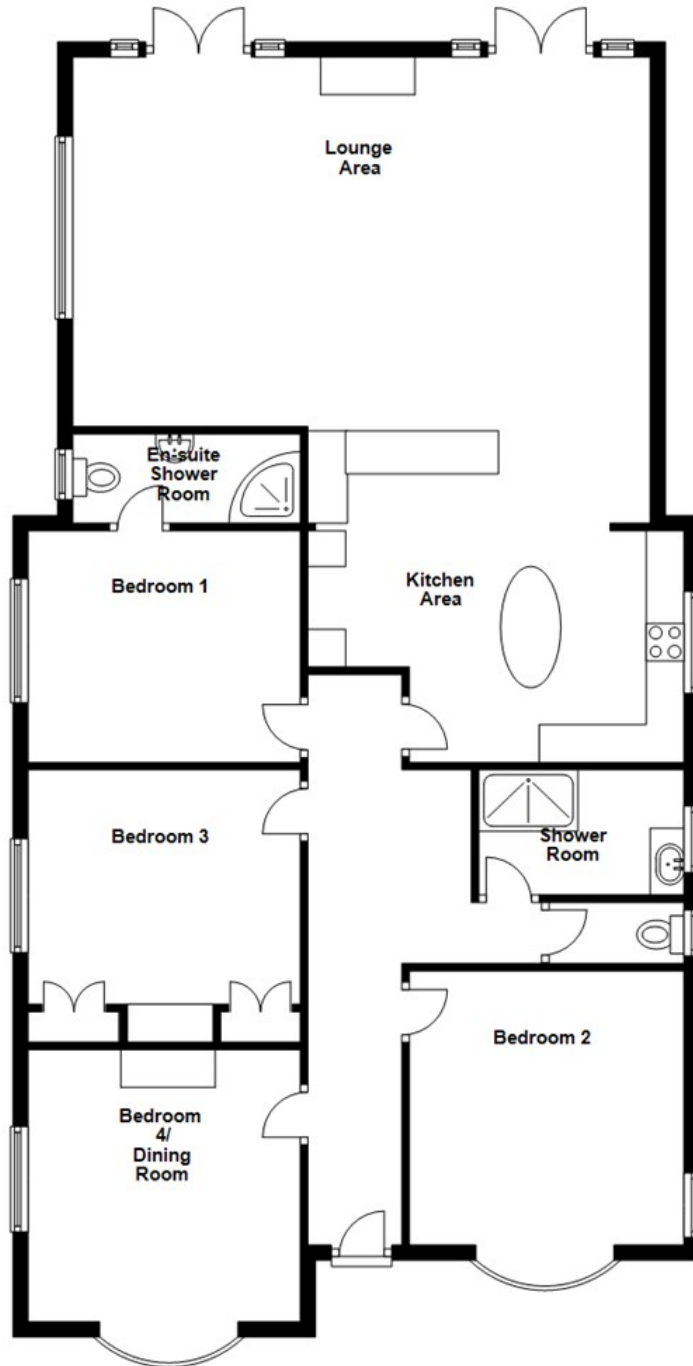






### Choice Properties

Approx. 134.6 sq. metres (1449.0 sq. feet)



Total area: approx. 134.6 sq. metres (1449.0 sq. feet)

# Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B		47	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

