



# CHOICE PROPERTIES

*Estate Agents*

32 Mumby Meadows,  
Alford, LN13 9GF

Price £250,000



Choice Properties are delighted to present to you this most impressive two bedroom detached bungalow, situating a pleasant, sought after residential position in the popular village of Mumby. Offering off road parking and attractive, low maintenance gardens, the property further benefits from generously proportioned rooms throughout. Early viewing is advised.

This super property benefits from uPVC double glazing and oil fired central heating. Internally, the property comprises:

### **Hallway**

1'7" x 3'10"

Front entrance door. Two storage cupboards.

### **Kitchen**

10'7" x 7'5"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral oven and hob with extractor hood over, plumbing for a washing machine. Part tiled walls.

### **Living/Dining Room**

16'5" x 11'5"

Light and airy living room with ample space for a dining table. Double opening 'French' style patio doors leading to the patio and garden.

### **Bedroom 1**

11'3" x 9'4"

Spacious double bedroom.

### **Bedroom 2**

12'6" x 9'2"

Double bedroom.

### **Bathroom**

6'9" x 5'8"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower head over, hand wash basin set in vanity unit and wc. Part tiled walls.

### **Garage**

18'4" x 8'7"

With up and over door, power and lighting. Oil fired boiler.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features an attractive paved patio area. The garden also houses the oil tank.

### **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 B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

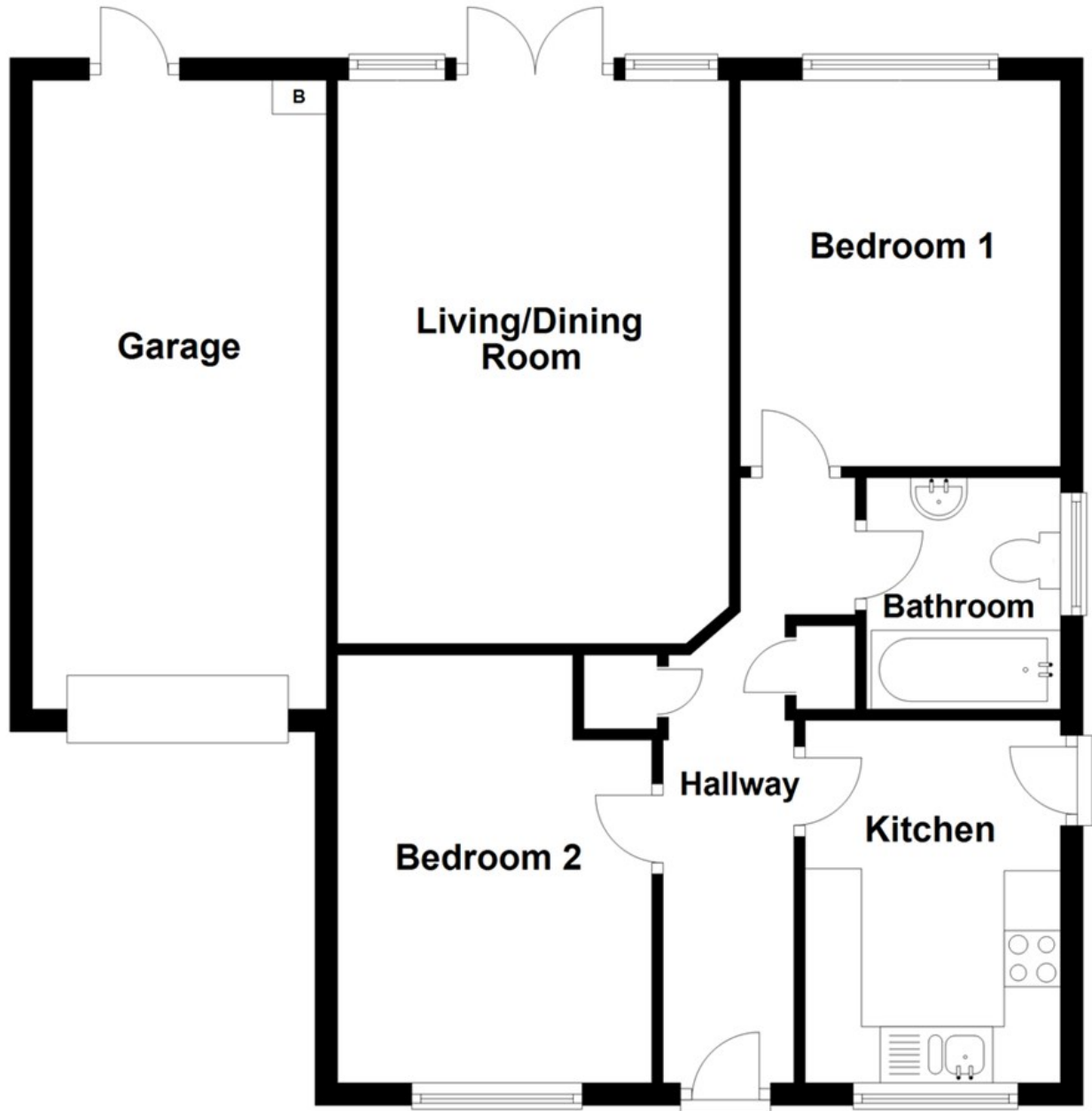






## Ground Floor

Approx. 72.3 sq. metres (778.7 sq. feet)



Total area: approx. 72.3 sq. metres (778.7 sq. feet)



# Directions

From our Alford office head East to Bilbsy, in Bilbsy turn right after the petrol station in the direction of Mumby. As you enter the village continue past the church and Mumby Meadows can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			65
(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	

