



CHOICE PROPERTIES

Estate Agents

32 Mumby Meadows,
Mumby, LN13 9GF

Offers Around £245,000



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

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.

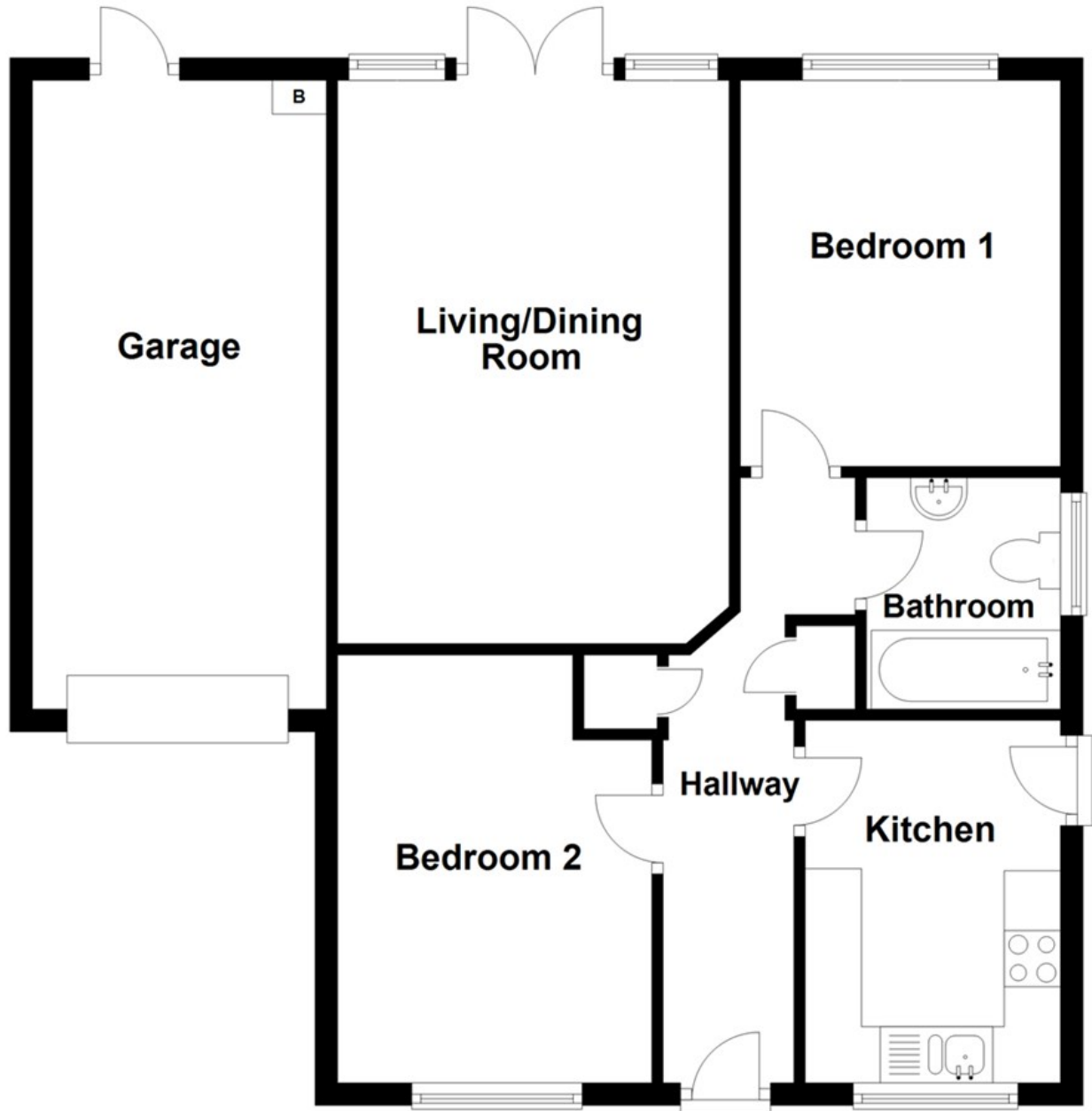
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Ground Floor

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.

