



CHOICE PROPERTIES

Estate Agents

31 Mumby Meadows,
Mumby, LN13 9GF

Price £285,000



Choice Properties are delighted to offer for sale this superb and stylish three bedroom detached bungalow. This spacious and beautifully presented property is located in a quiet residential position and further benefits from a utility room and conservatory. Early viewing is recommended.

The property has the benefit of Oil Fired Central Heating and UPVC Double Glazing and internally the well presented, spacious accommodation comprises :-

UPVC Front Door

Leading Into :

Hallway

15'9" x 4'9"

Radiator. Power Point. Telephone Point. Storage Cupboards. Access to loft area. Smoke alarm

Living Room

16'1 x 10'11

Radiator. Power Points. TV Aerial Point.

Kitchen/Diner

12'4 x 10'11

Grey wall & base units with wood worksurfaces over and matching island with wine rack and units. 1.5 sink unit with stainless steel tap and drainer. Oven and hob with extractor hood over. Plumbing for Dish Washer. Partly tiled. Spot Lighting. Radiator. Power Points. Door through to :

Utility Room

7'3 x 8'6

Base unit with worksurface over. Stainless steel sink unit with drainer and mixer taps. Plumbing for Washing Machine. Partly tiled. Power Points.

Bedroom 1

9'0x8'6

Radiator. Power Points. TV Aerial Point.

Bedroom 2

17'7x8'6

Radiator. Power Points. Consumer Unit. TV Aerial Point. Storage Cupboard.

Bedroom 3

8'11x9'1

Radiator. Power Points. TV Aerial Point.

Bathroom

6'6x9'1

Bathroom suite consisting of walk in shower cubicle, bath with stainless steel taps, push button flush WC and wash hand basin set in vanity unit. Fully tiled. Spot Lighting.

Conservatory

12'10x10'10

French doors to Rear Garden.

Driveway

The driveway has been partly block-paved and allows parking for multiple vehicles.

Garden

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

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

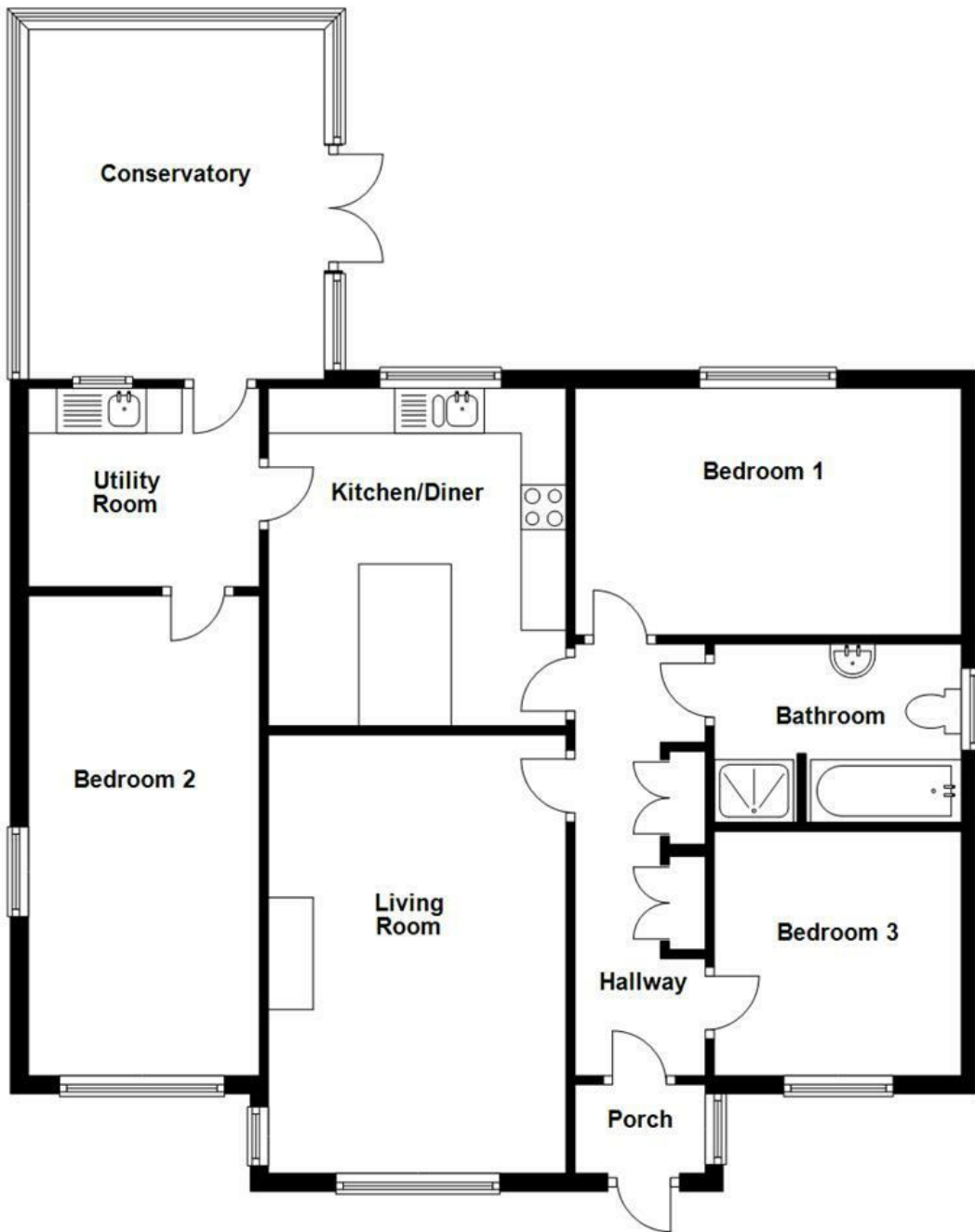
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 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. Turn into Mumby Meadows, taking the first right and No 31 can be found on the left hand side in the corner.

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

