



CHOICE PROPERTIES

Estate Agents

5 Washdyke Lane,
Mumby, LN13 9JY

Price £265,000



Choice Properties are delighted to present to you this most deceptively spacious detached dormer style bungalow located in the quiet, sought after country village of Mumby. Boasting 2 Reception Rooms, Breakfast Kitchen and 4 Bedrooms, as well as benefitting from newly fitted solar panels and air source heat pump, we highly recommend viewing this super home! NO ONWARD CHAIN.

With the added advantage of UPVC Double Glazing as well as newly fitted solar panels and air source heat pump, the well laid out internal accommodation consists of:

Entrance Hall

6'7" x 10'1"

With UPVC Double Glazed Front Entrance Door. Staircase to Bedroom 1.

Reception Room

19'2" x 11'9"

With log burner set in feature fireplace with timber surround. Radiator. Power points.

Kitchen

18'2" x 11'9"

With white ceramic sink unit and drainer with mixer tap. Wall and display units with under lighting, base and drawer units with work surfaces over. Part tiled. Fitted Double Oven and electric hob with extractor hood over Power points. Plumbing for automatic washing machine. Electric consumer unit. Rear access door to Sun Room.

Dining Room

8'4" x 10'1"

Radiator. Power points. Double opening doors to the Sun Room.

Sun Room

5'0" x 12'9"

With rear access door to the private garden.

WC

2'11" x 5'3"

With low level flush w.c with inset wash hand basin.

Bathroom

8'4" x 8'3"

With four piece bathroom suite which consists of jacuzzi bath with shower over. Shower Cubicle. Low level flush w.c. and wash hand basin set in vanity unit with mirror over. Extractor fan. Radiator. Tiled walls. Tiled floor.

Bedroom 1

26'10" x 12'8"

Two skylights. Radiator. Power points.

Bedroom 2

10'1" x 10'5"

Radiator. Power points.

Bedroom 3

8'5" x 10'5"

Radiator. Power points.

Bedroom 4

7'7" x 10'5"

Radiator. Power points.

Driveway

Providing ample off road parking for multiple vehicles.

Garage

Garage with up and over door. Personal access door.

Garden

To the front of the property is a lawned garden with low level privet hedging to the front. A wrought iron gate gives access on to the driveway. To the rear is a lawned garden with patio area.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

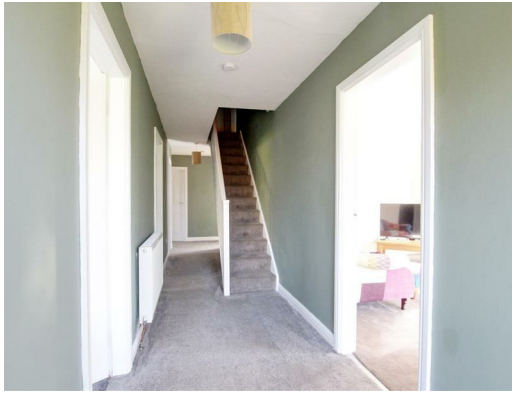
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

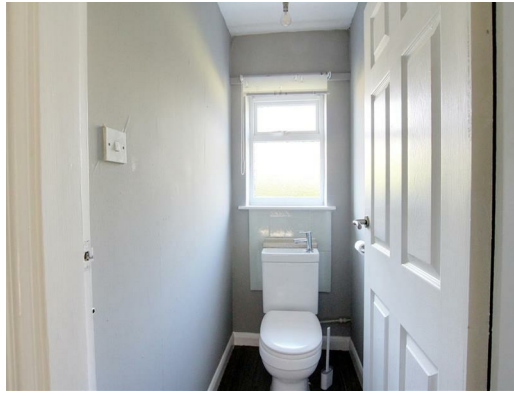
Making an Offer

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.

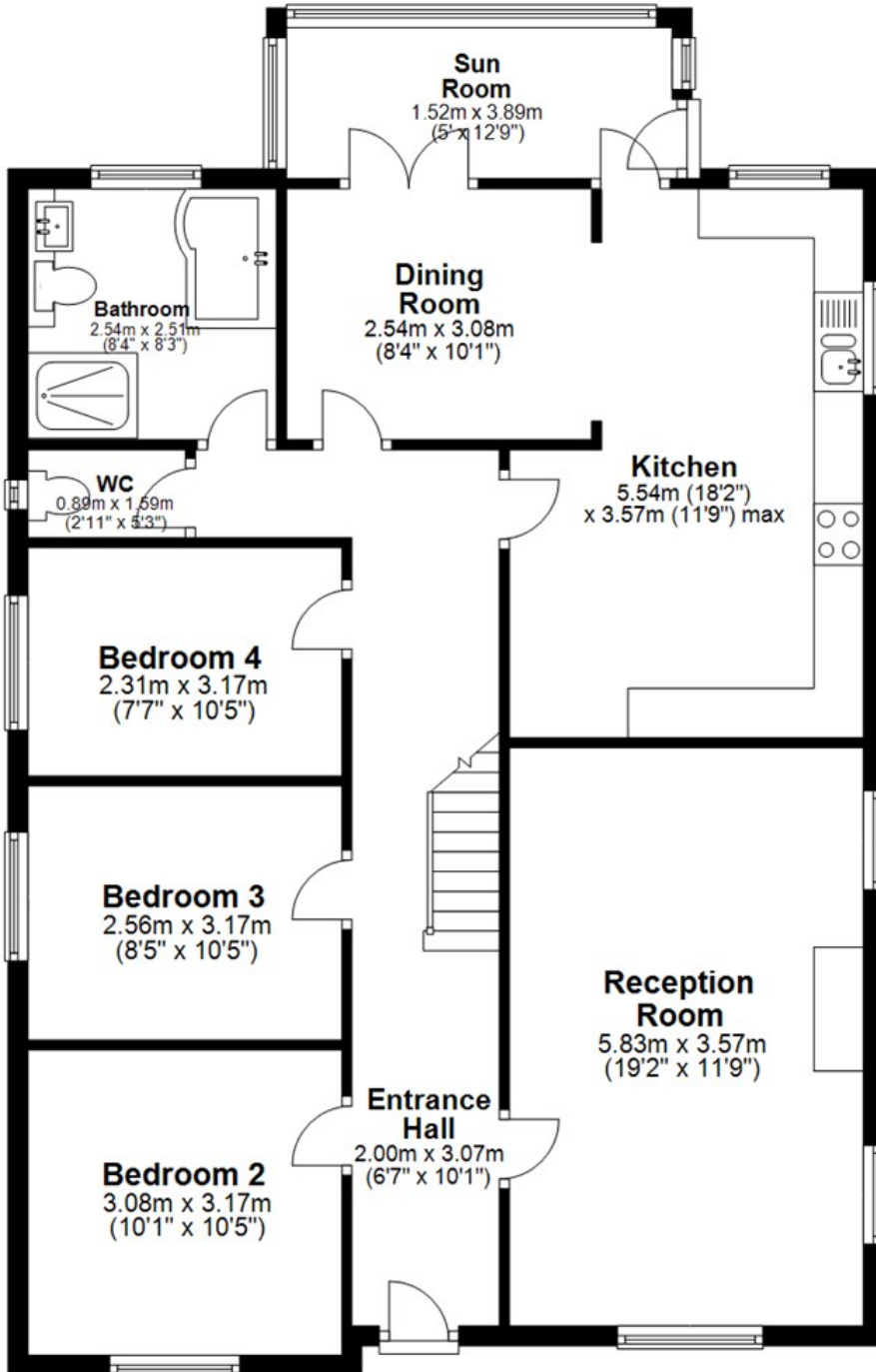
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

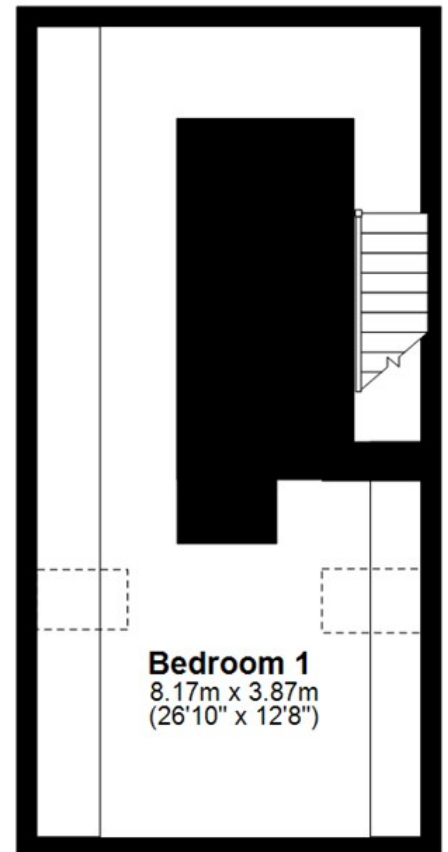




Ground Floor



First Floor



Directions

From Alford head east to Bilbsy, in Bilbsy turn right after the petrol station in the direction of Mumby. As you enter the village continue along and just after the Red Lion Pub on the right is Washdyke Lane, turn right here and No 5 is a little way along on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	

