



# CHOICE PROPERTIES

## *Estate Agents*

34 Mumby Meadows,  
Mumby, LN13 9GF

Reduced To £195,000



Choice Properties are delighted to bring to the market this impressive two bedroom semi-detached bungalow, occupying a pleasant location in 'Mumby Meadows'. Benefitting from off road parking, low maintenance gardens and detached garage, early viewing is advised.

This well laid out internal accommodation comprises:

### **Reception Room**

11'6" x 16'5"

With double opening 'French' style patio doors to the garden. TV aerial point. Radiator.

### **Kitchen**

7'6" x 10'7"

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated electric oven and hob with extractor over, plumbing for a washing machine, space for freestanding fridge/freezer.

### **Bedroom 1**

9'3" x 11'2"

Spacious double bedroom. Radiator.

### **Bedroom 2**

9'4" x 10'9"

Double bedroom. Radiator.

### **Hallway**

3'4" x 17'5"

Front entrance door. Radiator. Loft access. Storage cupboard.

### **Bathroom**

5'8" x 6'9"

### **Garden**

The property benefits from a privately enclosed garden with timber fencing to the boundaries. The low maintenance garden is laid mostly to lawn with the addition of a decked seating area.

### **Driveway**

Providing off road parking.

### **Garage**

9'2" x 17'6"

With up and over door, 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 A.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

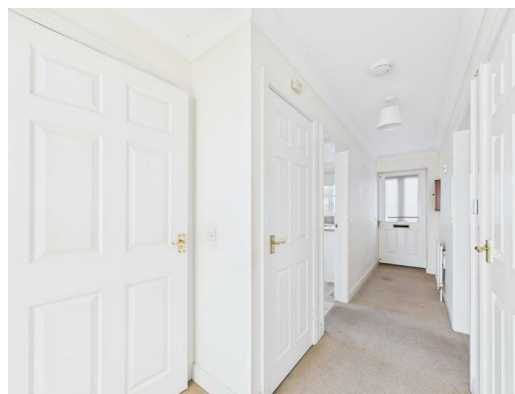
## **Make an Offer**

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.

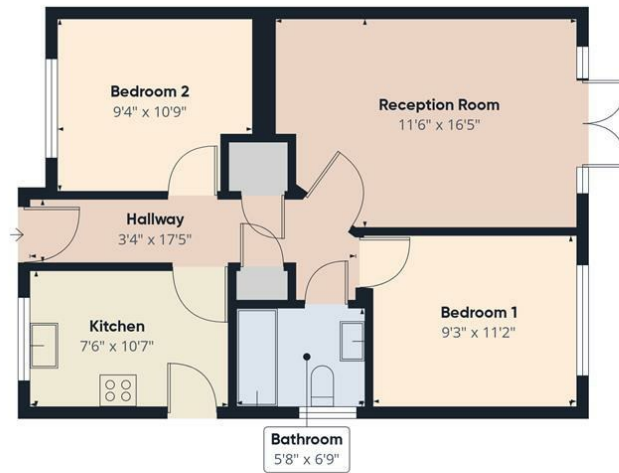
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
750 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Alford office head East to Bilsby, in Bilsby 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

