



CHOICE PROPERTIES

Estate Agents

20 Mumby Meadows,
Alford, LN13 9GF

Price £205,000



Charming 2-Bedroom Semi-Detached Dormer Bungalow in Peaceful Village Setting.

Tucked away in the quiet village of Mumby, this delightful two-bedroom semi detached dormer bungalow offers a blend of countryside charm and coastal convenience. The property features a bright and welcoming interior, complemented by sunny rear gardens, perfect for relaxing or entertaining in a tranquil outdoor space. A generous driveway provides ample off-road parking. Conveniently located for the popular market town of Alford and within easy reach of the beautiful sandy beaches of Sutton on Sea, this is an opportunity to enjoy peaceful village life with the coast and countryside on your doorstep. Early Viewing Is Highly Advised.

With the added benefit of oil fired central heating and uPVC double glazing throughout, the well laid out internal accommodation comprises:

Hallway

12'0 x 6'6

Composite entrance door. Radiator. Storage cupboard.

Reception Room

12'7 x 11'0

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

Kitchen/Dining Room

12'6 x 8'3

Fitted with a range of wall and base units with work surfaces over, integrated electric oven and hob with extractor hood over, integrated fridge and freezer, plumbing for dishwasher, space for dining table over looking the rear of the property. External uPVC door leading to garden.

W.C

3'3 x 4'6

Fitted with a push flush wc and a wash hand basin set over vanity unit with a chrome mixer tap and tiled splashback. Radiator. Frosted uPVC window to rear aspect. Mirrored wall mounted storage cabinet.

Bedroom 2

8'6 x 10'7

Double bedroom with electric feature fireplace with quartz hearth and oak mantel. Built in double door storage cupboard. Radiator. Tv aerial point. Window to front aspect.

Landing

Access to loft via loft hatch. Built in storage cupboard. internal doors to all first floor rooms.

Bedroom 1

13'1 x 10'7

Spacious upstairs double bedroom. Radiator. Two double door built in storage cupboards.

Bathroom

7'10 x 8'9

Fitted with a four piece suite comprising of a panelled bath with chrome mixer tap and shower attachment, a shower cubicle with traditional shower cubicle, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Velux windows. Extractor. Partially waterproof panelled walls.

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 patio seating area.

Driveway

Tarmac driveway providing off road parking for three vehicles.

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.

Opening hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

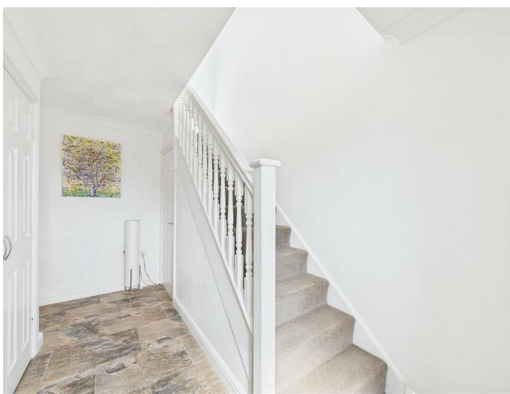
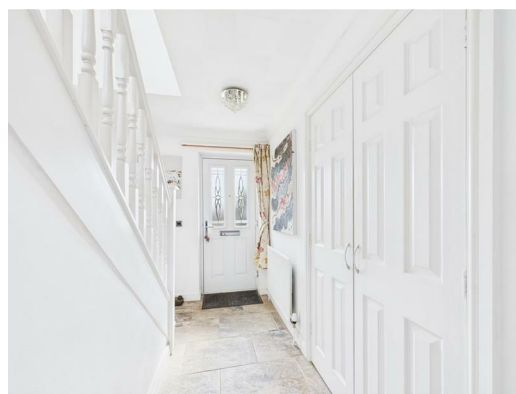
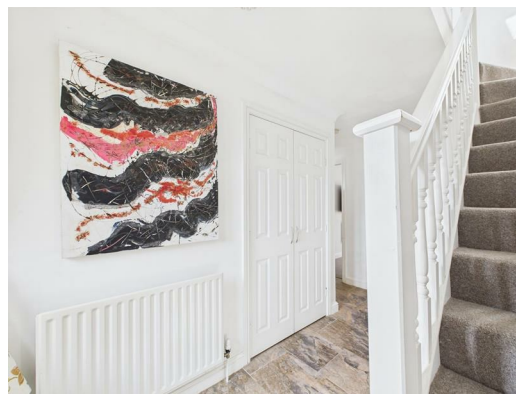
By appointment through Choice Properties on 01507 462277.

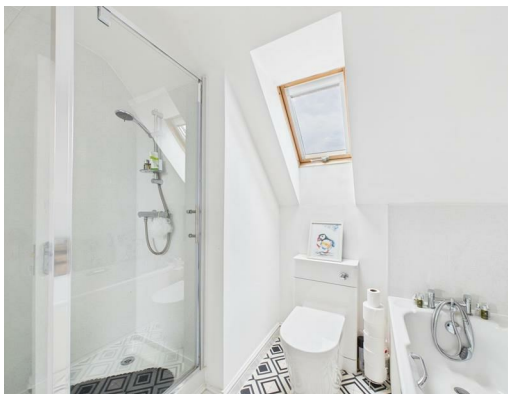
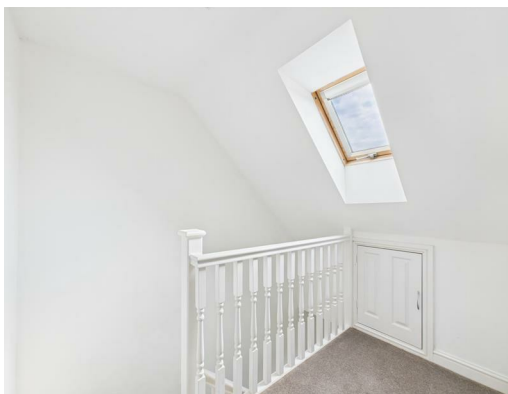
Making an offer

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

725 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 towards Bilsby, in Bilsby turn right after the petrol station in the direction of Mumby. As you enter the village, continue past the church and turn right onto Mumby Meadows. No. 20 can be found directly in front of you.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

