



 **NEWTON**
FALLOWELL

1 Washdyke Lane, Mumby – LN13 9JY
£310,000

1 Washdyke Lane

Mumby, Alford

NO CHAIN. A 3 Bedroom Detached Bungalow situated in the centre of a pleasant village on generous sized plot with in/out drive, wrap around lawned gardens and integral Garage. The property has undergone extensive refurbishment to provide light and spacious accommodation which comprises Entrance Hall, Lounge, Sun Room and newly fitted Kitchen, master En-Suite Bedroom, two further Bedrooms and a family Bathroom. The property benefits from oil fired central heating and new pvc double glazing. Viewing is essential to appreciate this ready to move into home. EPC Rating C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the front elevation via a Covered Porch with a pvc entrance door opening to the

HALLWAY

Providing a light and spacious entrance and being 'L' shaped with a built in cupboard, 2 radiators, doors leading off.

LIVING ROOM

16' 11" x 15' 1" (5.16m x 4.59m)

maximum. With pvc windows to the front and side elevations, pvc 2 radiators, staircase to the attic, pvc sliding patio door opening to the:-

SUN ROOM

16' 2" x 9' 9" (4.92m x 2.96m)

With pvc windows to three sides, pvc french doors opening to the garden, radiator.

KITCHEN

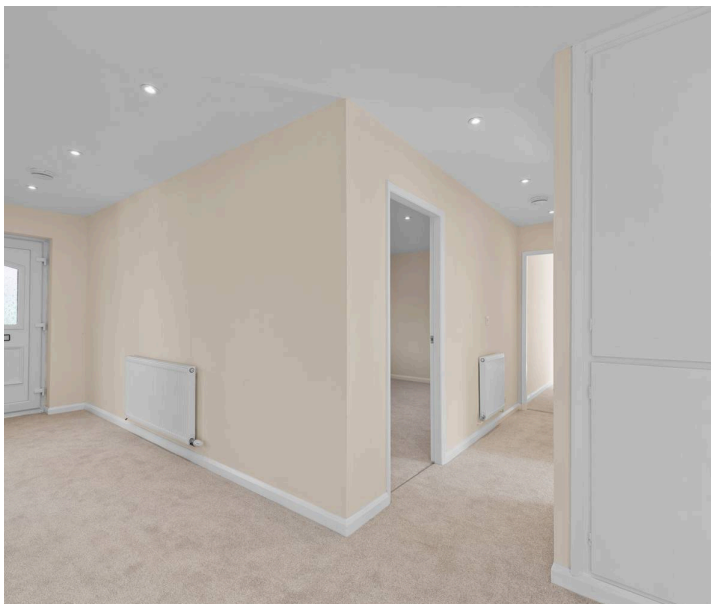
15' 3" x 14' 3" (4.64m x 4.35m)

Being partly open plan with the Lounge and fitted with a range of modern shaker style base and wall units, worksurfaces, inset 1 1/2 bowl sink unit with mixer tap over, 4 ring induction hob with extractor hood above, tall oven unit housing an eye level Zanussi integrated oven, integrated fridge freezer, integrated dishwasher, spaces for washing machine and dryer, pvc door to the rear garden with covered porch, built in understairs storage cupboard.

BATHROOM

8' 0" x 6' 11" (2.45m x 2.10m)

Fitted with a panelled bath with mixer tap and shower attachment, glass screen door, wall hung vanity unit with inset hand basin, W.C, wet wall panelling, opaque pvc window to the rear elevation.



BEDROOM 1

13' 7" x 14' 0" (4.13m x 4.26m)

maximum including en-suite. With pvc window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

Fitted with a shower enclosure with direct shower and glass screen door, wall hung vanity unit with inset hand basin, W.C with concealed cistern, wet wall panelling, extractor, modern vertical radiator.

BEDROOM 2

14' 0" x 13' 3" (4.26m x 4.05m)

With pvc window to the front elevation, radiator.

BEDROOM 3

10' 8" x 11' 1" (3.25m x 3.38m)

With pvc window to the rear elevation, radiator.

ATTIC ROOM

18' 10" x 17' 6" (5.73m x 5.33m)

With pvc window to the front elevation, radiator, 2 built in cupboards to the eaves.

OUTSIDE

There are lawned garden extending to both sides and the rear. A concrete in/out drive with gravelled borders leads to the:-

INTEGRAL GARAGE

17' 10" x 16' 1" (5.44m x 4.89m)

With electric roller shutter door, light and power connected, pvc window to the side elevation.





TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Septic Tank The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,921.49

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





 **NEWTON FALLOWELL**





AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



 **NEWTON FALLOWELL**



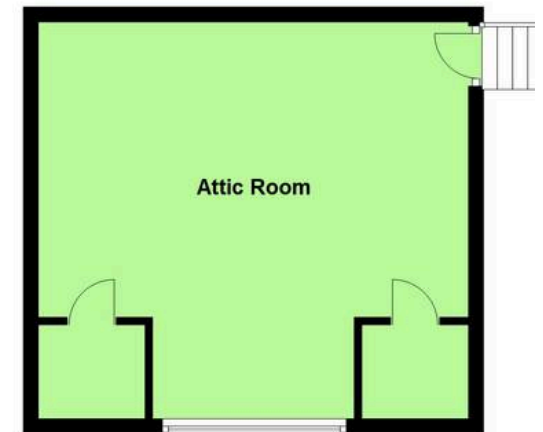
Ground Floor

Approx. 157.2 sq. metres (1691.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)





Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

