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Mumby Meadows, Alford



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When it comes to  
property it must be

  
**lovelle**



£210,000



Lovelles are pleased to bring to market this well presented and spacious two bed semi detached dormer bungalow. The property is located in a quiet residential position on Mumby Meadows in Mumby. Viewing is advised to see the space on offer.

### Key Features

- VERY WELL PRESENTED
- Semi Detached Dormer Bungalow
- 2 DOUBLE BEDROOMS
- Rear and Front Gardens
- Off Street Parking
- Lounge and Sun Room
- EPC rating D
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Kitchen, Sun Room, WC, Utility Room, Two Bedrooms and Family Bathroom. With rear and front gardens and driveway.

### Entrance Hall

Composite door to front entrance, radiator, power points, built in single cupboard, built in double cupboard and access to rooms.

### Lounge

3.86m x 3.33m (12'8" x 10'11")

Spacious room, power points, radiator, tv aerial, coving and textured ceiling, double opening 'French' double doors leading into;

### Sun Room

3.05m x 3m (10'0" x 9'10")

Upvc windows to all elevations, polycarbonate roof, double opening 'French' doors into the rear garden.

### Kitchen

3.71m x 2.51m (12'2" x 8'2")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink unit with drainer, built in double oven, induction hob with extractor over, space and plumbing for washing machine, tiled splashbacks, power points and spot lights. The boiler is housed here. Door into;

### Utility Room

4.37m x 2.57m (14'4" x 8'5")

Polycarbonate roof, door out which leads to the front of the property, door leading out to rear garden and power points.

### WC

Obscure window to side elevation, WC, vanity wash hand basin and radiator.

### Bedroom Two

3.28m x 2.64m (10'10" x 8'8")

Window to front elevation, double bedroom, power points, radiator and built in wardrobe. Could also be used as a dining room as bed can be folded away. Murphy bed by negotiation.

### First Floor Landing

Access to both rooms, loft access and Velux roof window.

## Bedroom One

4.09m x 3.3m (13'5" x 10'10")

Window to front elevation, spacious double bedroom, power points, radiator and built in wardrobes. This could also be used as a dining room as the bed folds away.

## Bathroom

Velux roof window , a stylish four piece suite comprising of bath, shower cubicle and built in vanity unit with wash hand basin and WC, mermaid board to the walls and spot lights. \*\*newly fitted bathroom 8months ago \*\*

## Rear Garden

The private rear Garden is low maintenance with various paved patio seating areas. There is fencing to all sides to define the boundary and create privacy. There is space for parking.

## Front

The front of the property is laid to lawn with a pathway leading to the front entrance. The front garden is laid to flower beds and shrubs. There is a gate to the front defining the boundary.

## Location

Mumby is a picturesque village situation four miles from the Market Town of Alford and only seven mile to the beautiful coast line of Mablethorpe. The coastal town of Skegness is well served and 9 miles from the village. The village has the Red Lion pub which serves food daily. Hogsthorpe and Huttoft (neighbouring villages) have primary schools, village shops, petrol stations and pubs. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. Queen Elizabeth's Grammar School is one of the top ranking Grammar schools in Lincolnshire. There is also a traditional Tuesday auction market, a thriving arts and craft community including regular craft markets and fairs. A doctors' surgery, dentist, Co-op as well as a choice of pubs/restaurants and various day to day shops. Regular bus services also run to Mablethorpe, Louth and Skegness.

## Directions

From our office on Victoria Road, Head south-east on Victoria Road/A52 towards The Boulevard Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52 and continue to follow A52 for 5.3 miles. Continue to follow the road, take the second left onto Mumby Meadows. Turn right and then the property can be identified by 7a sign.

## Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this .Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services .Mobile and broadband It is advised that





prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

### EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from

1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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