



**OXFORD**  
FAMILY ESTATES



## Cullpeper Cottage, Long Lane, Mumby, LN13 9JP

**£350,000**

- Viewing HIGHLY recommended
- 3 Bed Detached bungalow
- Large Outdoor Bar and Seating Area
- large yard with metal storage shed
- Conservatory
- Rural Location
- Finished to High Standard
- Garden with Summerhouse
- Log Burner
- Phone Lines Open 8am-8pm (7 Days a Week)

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

**Property Type:** Detached House



## Council Tax Band: A Tenure FREEHOLD

Oxford Family Estates are pleased to offer to the market this UNIQUE & WELL PRESENTED 3 Bedroom Bungalow. Finished to a high standard, but with some original cottage features, this property has lots to offer. With a large garden containing a summerhouse, outdoor bar, seating area and conservatory. The yard area has an electric rolling gate, metal storage shed and plenty of parking space, with the option to also purchase the 6 berth static caravan. Inside the property benefits from an En-suite master bedroom, large kitchen and separate utility room. Set in a rural location on Long Lane, Mumby. It is well placed for the local villages of Mumby, Huttoft and the Market town of Alford.

### Lounge

Enter the property through the Upvc entrance porch off the lovely lounge in the original part of this 1850's built cottage. Centred around the Villager brand log burner, set into the brick chimney on a tiled hearth. With exposed beams and Upvc double glazed window to the front elevation and radiator.

### Kitchen/Diner 4.57m x 3.15m (14'11" x 10'4")

Fitted with a range of wood base and wall units with a composite sink under a Upvc double glazed window overlooking the rear garden. There is an Integrated dishwasher, integrated Bosch double oven in a tower unit, Integrated Cooke & Lewis electric hob and integrated fridge freezer. Tiled splash backs and tiled floor with a Upvc part double glazed door leading into the rear garden.

### Utility 1.44m x 1.48m (4'8" x 4'10")

Space and plumbing for washing machine & tumble dryer under worktop with radiator. Worcester LPG boiler mounted to the wall, under warranty until 2028. Small Upvc double glazed window to the rear elevation

### Conservatory 3.35m x 5.16m (10'11" x 16'11")

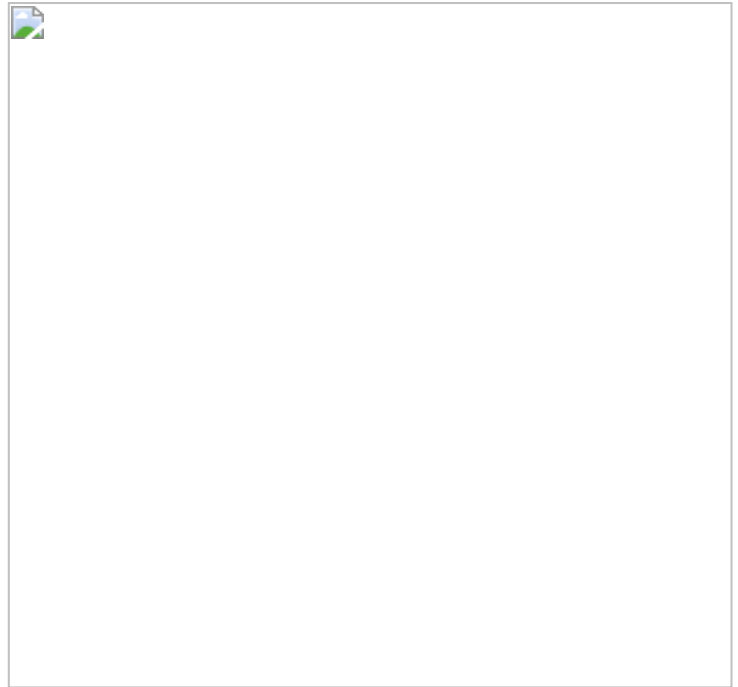
The conservatory is carpeted to give a more cosy lounge vibe, a great space to relax and enjoy the view of the garden. Well shaded by blinds and covered roofing.

### Bedroom 1 5.59m max x 2.97m max (18'4" x 9'8")

Ample master double bedroom with its own en-suite. Two double glazed windows to the side elevation and two radiators, with an area for wardrobes and drawers.

### En-suite 2.03m x 1.49m (6'7" x 4'10")

Fitted with panelled corner bath, vanity unit sink and toilet with radiator and obscure Upvc double glazed window to the rear elevation.



**Bedroom 2** 3.91m x 2.32m (12'9" x 7'7")

Double bedroom with radiator and Upvc double glazed window to the front elevation.

**Bedroom 3** 3.13m x 2.32m (10'3" x 7'7")

Single bedroom with radiator and Upvc double glazed window to the front elevation.

**Bathroom** 1.69m x 2.01m (5'6" x 6'7")

Corner shower enclosure with Triton electric shower. Central heated towel rail, vanity unit sink and toilet. Finished with tiled floor and mermaid board to walls.

**Outside**

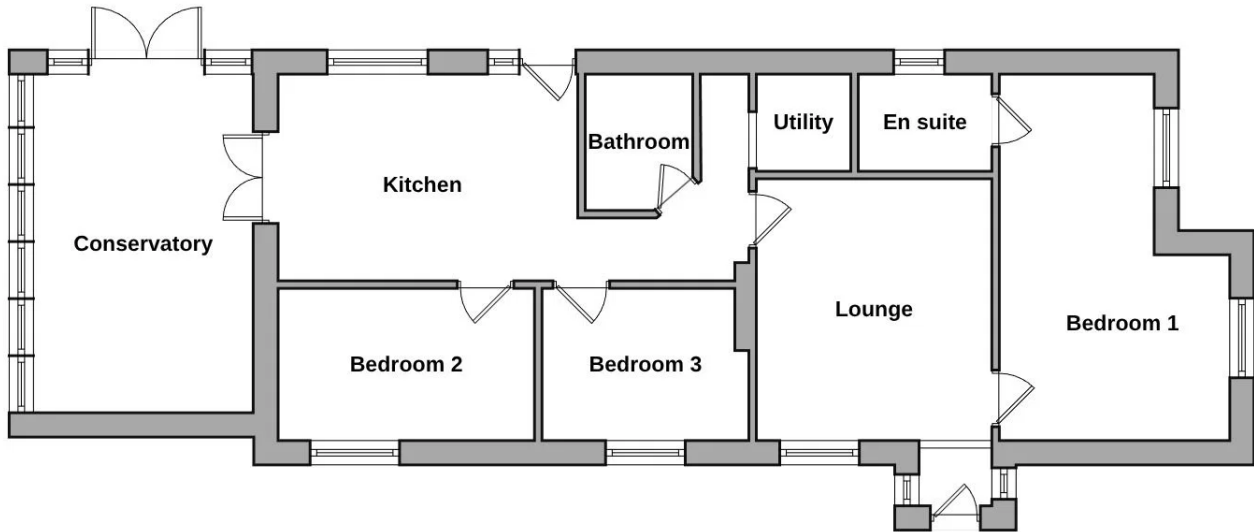
Access the property via the Electric roller gate into the yard with parking for multiple vehicles as well as storage space and metal storage/workshop shed. The yard also contains the LPG tank, supplying the central heating system. A gate leads through to the enclosed rear garden. With a good sized lawn area surrounded by hedgerow and shrubs with a summerhouse. Large decked patio for entertaining friends and family with its own bar and grill area, plus built in seating to enjoy eating outside. Slabbed patio and path from the kitchen door an conservatory, providing additional space for patio dining set. Separating the yard and the garden there is a 6 birth Static caravan, which the owner is prepared to sell separately or remove as part of the move. The property benefits from its own septic tank.

**Mumby**

Mumby is a small village situated around 3 miles inland from Chapel St Leonards. It is located on the A52 halfway between Skegness and Mablethorpe and only 4 miles from the market town of Alford.

Surrounded by countryside it is a lovely rural village with the Red Lion Pub at its centre and a population of around 450.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

