



Mumby Road, Huttoft



£175,000

- NO UPPER CHAIN
- Open Field Views
- Semi-Detached Cottage
- Lounge and Dining Room
- Fitted Kitchen
- Shower Room
- Freehold
- EPC rating D



We are pleased to offer for sale a beautiful precented Semi-Detached Cottage, with superb views over the surrounding countryside. Being sold with NO ONWARD CHAIN and can be sold furnished or unfurnished. The property offers, fully fitted kitchen, dining room, lounge, two bedrooms, shower room, off road parking, fully enclosed rear garden, open front garden that could be used as additional parking if needed.

The village of Huttoft which is located a few miles in from the coast. The village has amenities including petrol station, village store, pub and primary school. Huttoft is located on the A52 six miles from the coastal resort of Mablethorpe and 11 miles to the coastal town of Skegness

Entrance

Entering to the side of the property via a Upvc door, leading into the Dining Room.

Dining Room



Having a side window that matches the entrance door to the side elevation, with further window to the far side elevation, arch leading into the kitchen area, staircase to the First floor, open into the lounge, under stairs Worcester floor standing Oil boiler, central heating programmer, ceiling light and radiator.

Kitchen 3.54m x 1.98m (11'7" x 6'6")

Having a Upvc window to the rear elevation overlooking the rear garden and open field views, a range of base and wall mounted units with roll edge work surface over, inset sink with drainer and mixer tap over, integral electric oven and hob with extractor hood over, plumbing and space for washing machine, integral fridge freezer, radiator, ceiling spotlighting.

Lounge 3.55m x 7.09m (11'7" x 23'4")

Large Upvc window to the front elevation, two further high level side windows, electric fire with wooden mantel, telephone point, TV point, wall light points.

Stairs to First Floor Landing 1.75m x 3.39m (5'8" x 11'1")

Leading from the ground floor to the First floor, giving access to the landing and bedrooms and family shower room, access to loft, ceiling light and Upvc window to the side elevation.

Bedroom One 4.64m x 3.73m (15'2" x 12'2")

Dual aspect Upvc windows to the side and front elevations, radiator, built in fitted cupboard, ceiling light.

Bedroom Two 3.43m x 2.73m (11'4" x 9'0")

WHAT A VIEW!! - Upvc window to the rear elevation over looking the open fields, radiator, ceiling light and being another good size double room.

Family Bathroom Room 1.67m x 2.55m (5'6" x 8'5")

Being recently fitted with a panelled bath with electric shower over and glazed shower screen, vanity wash hand basin and WC, having a Upvc window to the side elevation, ceiling light, fully tiled walls.

Rear Garden

To the rear is a private garden with fencing to all sides. The garden has a paved seating area leading onto a lawned garden with decked patio area and summer house to the rear with far reaching open field views. With a timber shed and brick built store (housing the oil tank).

Front Garden

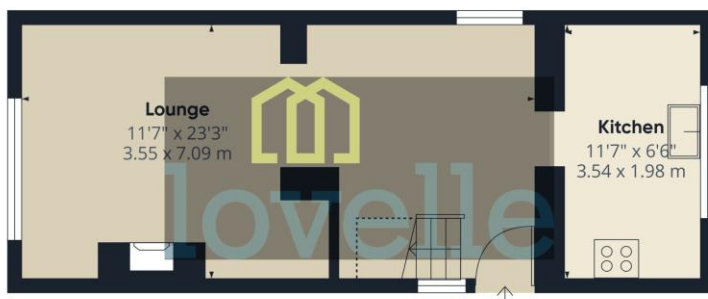
The front garden is laid to lawn with a gravelled driveway to the side allowing a couple of vehicles to park. There is a timber gate giving entry to the front of the property.

Directions

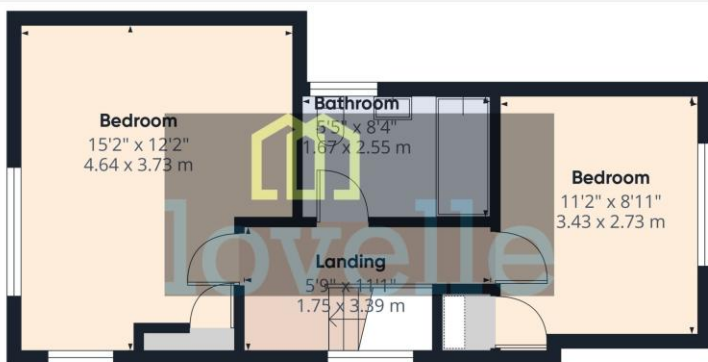
From our office, Head towards The Boulevard, Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52 Continue to follow A52 for 3.9 miles. The property can be found on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾

701 ft²
65.3 m²

Reduced headroom

11 ft²
1.1 m²

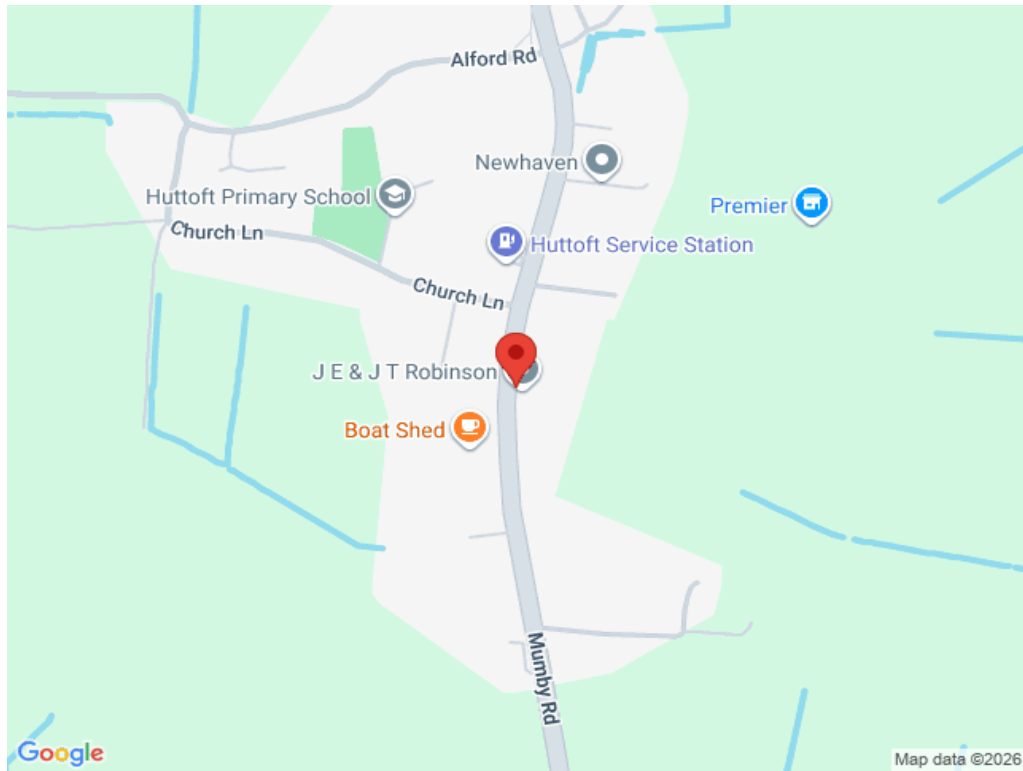
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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