

Buy. Sell. Rent. Let.



Pinewood Lodge, Cumberworth Road, Mumby, LN13 9LA



3



2



4

£385,000

When it comes to
property it must be


lovelle



£385,000

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Key Features

- Detached Bungalow
- Four Reception Rooms
- Master Bedroom with Ensuite
- Three Bedrooms
- Double Garage
- Downstairs WC and Utility Room
- EPC rating E
- Tenure: Freehold





Very spacious bungalow on large ½ acre plot! Fabulous edge of village location with open field views! The accommodation comprises; entrance porch, hallway, wc, family bathroom, master bedroom with patio doors to the garden and large en-suite bathroom, two further double bedrooms, dining room, kitchen, sitting room, lounge and sunroom with oil central heating (new oil tank in 2026 And new boiler on 2023). The large plot is approached over double gates to an extensive block paved driveway with space to park numerous cars/larger vehicles and a detached double garage. The side and rear gardens are laid to patio and lawn with established trees, plants and shrubs and enjoy views over open countryside. This fantastic bungalow really needs to be viewed to appreciate the size of accommodation. Mumby is a small village located 5 miles from the Market Town of Alford, 4 miles from the golden sandy beach at Anderby Creek and less than 10 miles to the coastal town of Skegness. The village has a pub/restaurant and regular bus services.

Porch

2.15m x 1.42m (7'1" x 4'8")

Entered via a UPVC door, door to;

Hall

Radiator, cupboard housing hot water tank, doors to;

Sitting Room

3.72m x 3.62m (12'2" x 11'11")

With radiator, open doorways to kitchen, lounge and;

Sun Room

4.71m x 3.75m (15'6" x 12'4")

With solid roof, UPVC windows overlooking the garden, UPVC doors to both sides.

Lounge

6.4m x 3.91m (21'0" x 12'10")

With UPVC French doors and full length windows on either side, open fire with marble hearth and surround, radiator.

Kitchen

6.37m x 3.75m (20'11" x 12'4")

With UPVC windows to the front and rear, radiator, fitted with base cupboards with worktops over, Belfast style sink, space for dishwasher, space for washing machine, Leisure electric range style cooker, space for fridge freezer, door to dining room.

Rear Porch/Utility Room

2.96m x 1.64m (9'8" x 5'5")

With UPVC door to the rear garden, French doors to all rooms, door to;

Cupboard

1.87m x 0.9m (6'1" x 3'0")

Housing central boiler

Dining Room

5.24m x 5m (17'2" x 16'5")

With UPVC bow window to the front aspect, two UPVC triangular windows to the side aspect, radiator, French doors to the utility/rear porch.

Bedroom One

5.27m x 3.62m (17'4" x 11'11")

With UPVC French doors to the side aspect, UPVC door and full length window to the rear aspect, fitted wardrobes, radiator, door to;

Ensuite

3.62m x 1.42m (11'11" x 4'8")

With UPVC triangle window to the front aspect, fitted cupboards, low level WC, wash hand basin inset to vanity unit, shower cubicle, 'walk in' bath, vertical radiator, tiled walls and floor, extractor fan.

Bedroom Two

3.91m x 3.66m (12'10" x 12'0")

With UPVC full length window to the rear aspect, fitted wardrobes, radiator.

Bedroom Three

3.91m x 3.65m (12'10" x 12'0")

With UPVC full length window to the rear aspect, fitted ward robes and dressing table, radiator.

Bathroom

2.98m x 2.26m (9'10" x 7'5")

With UPVC window to the front aspect, bath and shower (bath and shower combo) pedestal wash hand basin, low level WC, tiled walls and floor, spotlights, extractor fan.

WC

With UPVC triangular window to the front aspect, low level WC, wash hand basin inset to vanity unit, radiator.

Outside

To the front is a large block paved drivew leading to the the detached double garage. Gated access to both sides leads to the side and rear gardens, working area to the rear of the sun room and rear porch, paved with a shed, enclosed by walling. Gated access opens to rear garden laid to extra lawns, with trees, plants, shrubs, rockery, pond, decked seating area, gated access leads to a paved 'private' garden area adjacent to Bedroom one. Further lawned garden to side, garden all enclosed by fencing and enjoying open field views.

Services

The property has mains electric, mains water and drains and oil fired central heating. We have not tested any heating systems, fixtures, appliances or services. 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.





Double Garage

8m x 6m (26'2" x 19'8")

With power and light, two up and over doors.

Location

Mumby is a small village located 5 miles from the Market Town of Alford, 4 miles from the golden sandy beach at Anderby Creek and less than 10 miles to the coastal town of Skegness. The village has a pub/restaurant and regular bus services.

Directions

From Skegness take the A52 north going past Butlins, through Ingoldmells and Hogsthorpe. As you enter Mumby take the first road off to the left (looks like straight on as is on the sharp right hand bend) onto Cumberworth Lane. Take the next left onto Cumberworth Road and property is on the right hand side marked by out for sale board

Material Information Data

Tenure: Freehold

Council tax band: E

EPC rating: E

Detached Bungalow, standard brick and block construction

3 bedrooms, 2 bathroom, 4 reception

Accessibility adaptations: Walk in Bath

Loft access: Not known

Outside areas: Front garden, Rear garden, and Side gardens

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Oil central heating, installed 2023

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone good, Three good, EE ok

Parking: Driveway and Garage

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues No known

Onward chain: Yes

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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 <https://www.lovelle.co.uk/privacy-policy/> 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.

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 01754 769769 to arrange an appointment.

Energy Performance Certificate

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.

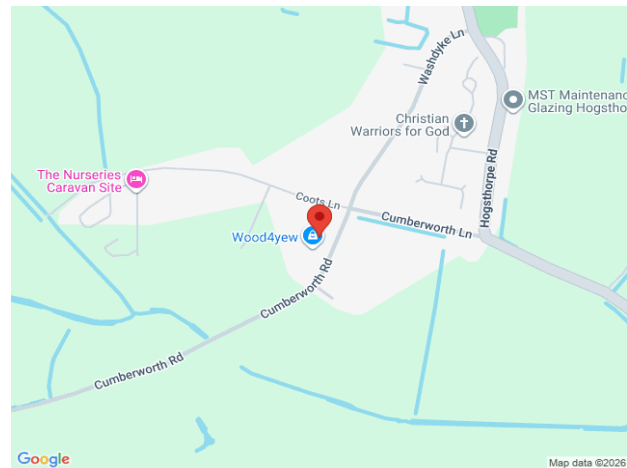
Agents Notes

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Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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