26 Mumby Meadows, Mumby,LN13 9GF

£230,000

- Link Detached
- Enclosed Rear Garden
- Lounge Diner
- Popular Quiet Village Location
- Garage with Power & Lighting
- 2 Double Bedrooms
- Oil Central Heating
- Conservatory
- Local Pub
- Phone lines open 8am-8pm (7 days)

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Detached Bungalow

Council Tax Band: B

Tenure: Freehold

Oxford Family Estates are pleased to bring to market this delightful 2 bed Link Detached bungalow in the heart of the village of Mumby. The village boasts a local pub under new management serving good food to enjoy with friends and family. An ideal opportunity to down size and enjoy the quiet life.

Hallway

Enter the property through the Upvc door to the hallway servicing all rooms except the conservatory. With storage cupboard and airing cupboard housing the oil powered Boulter combi boiler. Loft access with fitted ladders. Laminate flooring flowing through to all the rooms except the bathroom.

Kitchen 2.29m x 3.28m (7'6" x 10'9")

Fitted with a range of wall and base units in a gloss white with oak effect worktops. Modernly finished with white metro tiled splash backs. Integrated belling ceramic hob and electric fan oven with extractor hood above. 1& 1/2 stainless steel sink under Upvc double glazed window overlooking the front elevation. Space and plumbing for the washing machine and under counter fridge. Radiator and Upvc door to the driveway on the side elevation

Shower room 1.76m x 2.07m (5'9" x 6'9")

With low level walk in shower enclosure, fitted with thermostatic mixer shower off the combi boiler. Vanity unit sink and toilet with heated towel rail. Partly tiled walls and vinyl flooring, with Obscure Upvc double glazed window to side elevation

Bedroom 1 2.86m x 3.44m (9'4" x 11'3")

Good size double bedroom with ample space for wardrobe, drawers and dresser. Radiator under Upvc double glazed window to the rear elevation.

Bedroom 2 2.83m max x 3.32m max (9'3" x 10'10")

Double bedroom, currently being used as a separate day room. Space for double bed with recess for furniture. Radiator under Upvc double glazed window to the front elevation.

Lounge diner 5.03m max x 3.51m max (16'6" x 11'6")

Currently laid out with 2 x settees and 2 person dining set and display cabinet, but could be laid out to suit. Ample space to configure how you like. Radiator and Upvc French style double doors out to the conservatory.

Conservatory 2.63m x 3.41m (8'7" x 11'2")

Upvc double glazed on a brick base, with opaque roof to manage the temperature throughout the year. Overlooking the rear garden, with radiator and Upvc French style double doors to the patio.

Garage 2.75m x5. 31m (9'0" x 17'5")

With Upvc double doors to the front, power and lighting.

Outside

Gated access to the rear garden with patio area, bordered lawn and potting shed to the rear. Fully enclosed garden ideal for dog owners. Storage space housing the oil boiler to the rear of the garage.

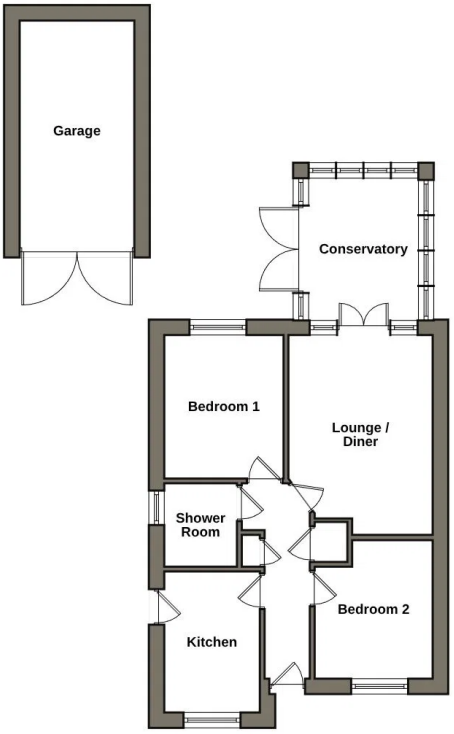
Mumby

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.

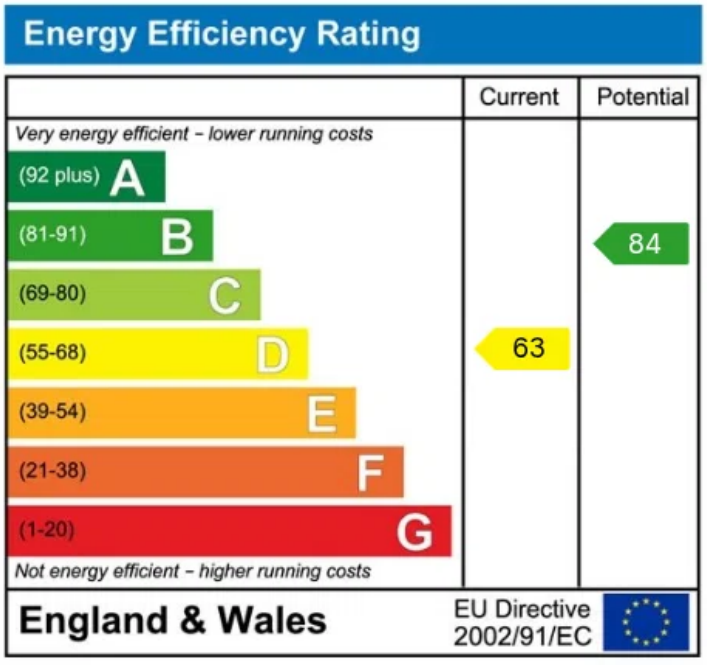
Surrounded by countryside it is a lovely rural village with the Red Lion Pub at its centre and a population of around 450.

Oxford Family Estates

6 South Road, Chapel St Leonards, Lincolnshire



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



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