





Huttoft Road
Mumby,
LN13 9JR

Offers in Excess of £
348,000.00

bettermove

# Huttoft Road - Mumby,

Bettermove are proud to present this four-bedroom Edwardian detached former farmhouse, situated in a peaceful rural location between Mumby and Huttoft.

The property benefits from double glazing, and oil heating throughout, with gated parking available, via a horseshoe driveway, and multiple garages.

The council tax band is C.

The interior of this spacious former farmhouse comprises two generously sized reception rooms, a large fitted kitchen and dining area, a utility room and a downstairs WC. The first floor consists of four well-proportioned bedrooms, a Jack and Jill shower room and a family bathroom. Retaining some original features, the property is full of character and charm, although it requires modernisation and some renovation throughout. The exterior boasts extensive private gardens, a paddock, a double garage, all set within grounds extending to approximately 2.5 acres, and surrounded by farmland. A traditional stable block, which benefits from full planning permission for conversion into a two-bedroom holiday let, complete with its own independent access from the horseshoe driveway.

Situated in a rural setting between the villages of Mumby and Huttoft, the property enjoys a peaceful countryside position while remaining conveniently located approximately 1.5 miles from the beach and the beautiful Lincolnshire Coastal Country Park. The market town of Alford is approximately four miles away, while the popular coastal destinations of Mablethorpe and Skegness are within easy driving distance. A variety of local amenities can be found in the surrounding villages and towns, including shops, supermarkets, schools, restaurants and pubs. Transport connections are available via the surrounding road networks and local bus services.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 4 | 2 | 2 | Freehold |









# Floor Plan


Laundry Room
Porch
Entrance Hall
Kitchen
21'1" x 17'6"
6.43 x 5.34 m
WC
6'0" x 6'9"
1.83 x 2.08 m
Living Room
15'10" x 14'11"
4.83 x 4.55 m
Hallway
7'7" x 14'7"
2.31 x 4.46 m
Formal Lounge
15'9" x 14'8"
4.82 x 4.47 m
Floor 0
bettermove®
The better way to sell your home.
Bedroom
14'1" x 17'3"
4.30 x 5.27 m
Bathroom
6'3" x 19'6"
1.92 x 5.94 m
Landing
16'2" x 2'8"
4.92 x 0.81 m
Bedroom
14'5" x 7'3"
4.41 x 2.22 m
Landing
2'3" x 3'11"
0.71 x 1.21 m
Bedroom
13'5" x 14'8"
4.09 x 4.48 m
Dressing Room
15'2" x 7'6"
4.64 x 2.28 m
Bathroom
8'4" x 5'2"
2.54 x 1.60 m
Floor 1

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | 90 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | 34 | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | 82 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | 29 | |
| (1 to 20) G | | |







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