



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Brambles Occupation Lane  
Mumby  
LN13 9JU

Guide Price £450,000

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### Property Description

FOR SALE BY AUCTION - Stating Bids £500,000 plus reservation fee. This substantial and individually built detached bungalow resides in the rural village of Mumby, Alford, having a large stocked fishing lake to the rear and standing in grounds of 10 acres (subject to site survey). The property itself benefits from generous and flexible living accommodation throughout, which comprises 4 double bedrooms, 3 of which have en suite bath/shower rooms, plus a separate shower room and cloakroom. There are 3 large reception rooms, which include lounge, dining room, a bar room, as well as a huge conservatory which runs the full length of the bungalow. There is a large fitted kitchen dining room and utility room as well as a large inner hallway with lockable built in cupboards, leading to a large walk in cupboard with shelving and "secret" door leading to a gun room. The large double garage/car port completes the main living space. There is potential for the property to be split as each side has self contained access, which lends itself to be used as an annexe or even commercial use as holiday accommodation. The outside offers even more potential, with 4 secure workshops/outbuildings and 3 large shipping storage containers. The fishing lake offers a peaceful retreat and is fully stocked, with a small orchard skirting its boundary.

Please note, there is a public right of way across this property - please contact us for more information. Both the main residence and outbuilding benefit from solar roof panels. The bungalow also offers some security benefits which include remote roller shutter doors to all windows and doors, as well as CCTV camera system.

#### Entrance Hallway

13' 10" x 3' 0" (4.21m x 0.908m)

Upvc entrance door to front leads into entrance hallway.

#### Bedroom 4

12' 0" x 11' 0" (3.667m x 3.36m)

uPVC window to front, radiator

#### Shower Room

7' 9" x 6' 0" (2.36m x 1.82m)

Shower cubicle, low flush w/c, wash basin

#### Bar room

11' 0" x 13' 9" (3.36m x 4.18m)

Built in bar counter cupboards and shelves. uPVC french doors to side leads into conservatory. entrance to rear leads into kitchen, entrance to front leads into sitting/ dining room

#### Sitting/ dining room

14' 6" x 13' 1" (4.42m x 3.99m)

uPVC bay window to front, built in shelves and cupboards

### Utility room

7' 9" x 15' 3" (2.36m x 4.66m)

uPVC window to rear, uPVC door to rear leading to rear garden. Door to side leads to cloakroom. Water tank and controls for roof panels

### Cloakroom

8' 7" x 3' 10" (2.61m x 1.16m)

uPVC window to rear, low flush w/c, wash basin

### Inner hallway

21' 6" x 7' 7" (6.557m x 2.32m)

A huge inner hallway, housing 6 lockable built in storage cupboards. There is a lockable door leading to a further inner hall. Door to side leads into a lockable walk in storage cupboard housing shelving and further "secret" door leading to gun storage room with shelving

### Conservatory

72' 2" x 8' 2" (22m x 2.5m)

A huge living area running the full length of the bungalow. uPVC entrance door to front. uPVC door to rear. uPVC french doors to side leading to the bar area.

### Bedroom 3

18' 4" x 10' 0" (5.59m x 3.055m)

uPVC bay window to front, built in cupboards. Door to rear leads into en suite bathroom

### En suite Bathroom 3

5' 10" x 10' 0" (1.772m x 3.05m)

Bath, wash basin, low flush w/c and shower cubicle

### Hallway 2

8' 11" x 5' 3" (2.716m x 1.604m)

uPVC double doors to front lead into double garage/ carport. Doors leading to bedrooms 1 and 2

### Bedroom 1

14' 10" x 11' 7" (4.52m x 3.52m)

uPVC window to rear, door leading into en suite

### En suite 1

4' 9" x 7' 8" (1.44m x 2.34m)

uPVC window to rear. corner shower cubicle, low flush w/c, pedestal wash basin

### Bedroom 2

13' 11" x 12' 0" (4.25m x 3.67m)

uPVC window to front, door to rear leading into en suite 2

### En suite shower room 2

uPVC window to side, shower cubicle, low flush w/c, pedestal wash basin

### Double Garage/ car port

24' 4" x 20' 10" (7.41m x 6.34m)

Remote controlled roller doors, ideal space for vehicle storage. Door to side leads into right hand side of the bungalow. Light and power

### Outside

0' 0" x 0' 0" (0m x 0m)

The property is accessed at the top of Occupation lane on the left hand side. There is a large concrete driveway accessed by secure gates providing ample off road parking. There is a static caravan to the right which has power and light and comprises lounge, kitchen dining room, 2 bedrooms and shower room. There are 4 connected outbuildings/ workshops ideal for storage and have potential for conversion or other uses. All have remote controlled roller shutter doors and light and power. In addition, there are 3 20 ft shipping storage containers. To the rear is a large patio with 2 green house / brick storage buildings. There is gated access to the large stocked fishing lake and orchard.

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

### Services

Mains services are understood to be connected EXCEPT for gas, the property is OIL fired heating. however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*

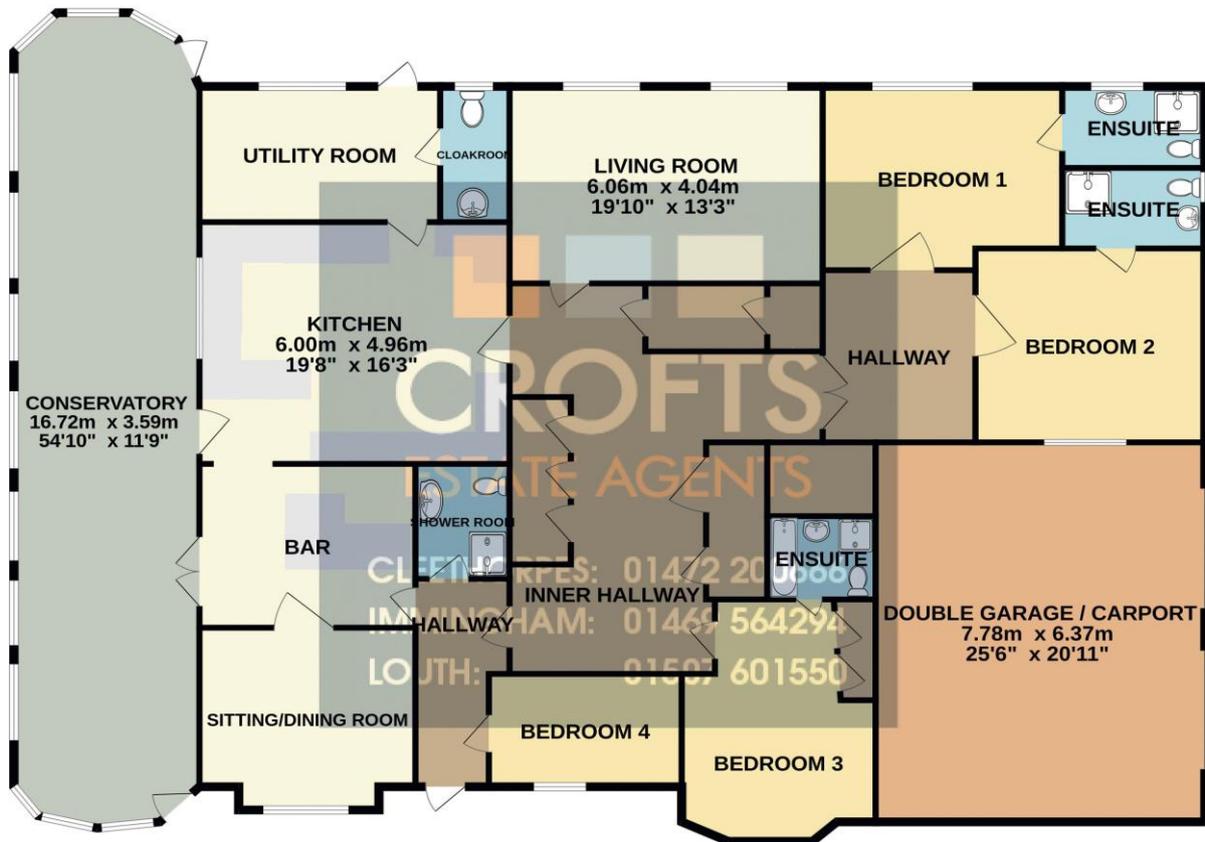


**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
346.9 sq.m. (3734 sq.ft.) approx.



TOTAL FLOOR AREA: 346.9 sq.m. (3734 sq.ft.) approx.

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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