

Buy. Sell. Rent. Let.



Mumby Road, Huttoft



When it comes to  
property it must be

  
**lovelle**



Offers in excess of £170,000



XXXX REDUCED FOR A QUICK SALE XXXX, We are pleased to offer for sale a beautiful presented Semi-Detached Cottage, with superb views over the surrounding countryside. Being sold with NO UPPER CHAIN and can be sold furnished or unfurnished.

### Key Features

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





REDUCED FOR A QUICK SALE!, We are pleased to offer for sale a beautiful presented Semi-Detached Cottage, with superb views over the surrounding countryside. Being sold with NO UPPER 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.

### 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.

## Location

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

## 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.

## Services

The property has lpg gas boiler to central heating , water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax band A. 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.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## How To Book A Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone . 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 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.

## 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.

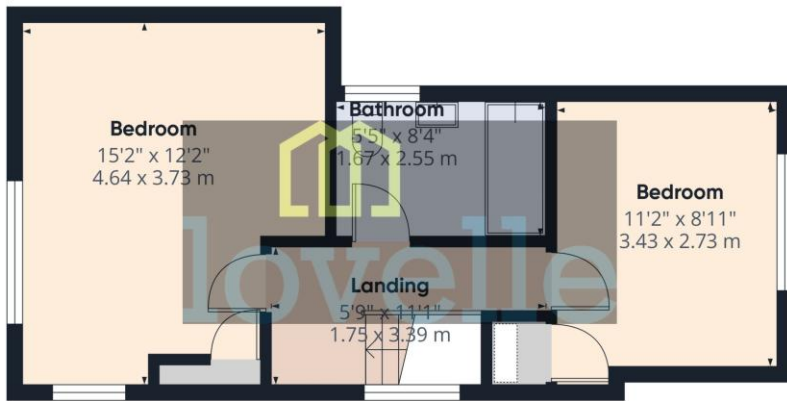


## Mortgage Advice

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 to arrange an appointment.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
701 ft<sup>2</sup>  
65.3 m<sup>2</sup>

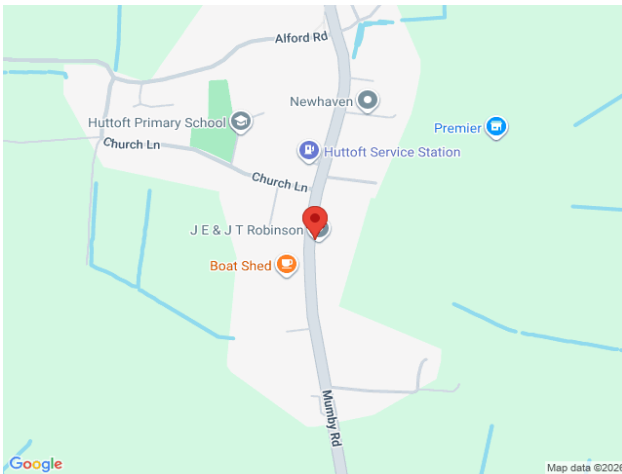
**Reduced headroom**  
11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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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it must be

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