



CHOICE PROPERTIES

Estate Agents

8 Mumby Road,
Huttoft, LN13 9RF

Price £195,000



Choice Properties are delighted to offer for sale this spacious three bedroom end terrace house. The property presents a large driveway, detached garage and spacious gardens and is located in a pleasant position with open views over farm land to the rear.

The property has the benefit of Oil fired central heating and UPVC double glazed windows and doors. Internally the well laid out internal accommodation consists of:

Front entrance door to

Hallway

6'11"x11'2"

Front door access. Staircase to first floor landing. Radiator. Cupboard housing the hot water tank

Kitchen Diner

9'10"x13'11"

Fitted wall and base units with work surfaces over. Part tiled walls. Integrated electric oven and hob. Sink unit and drainer with mixer taps. Power points. Radiator.

Living Room

17'5"x10'4"

Electric fire set in feature surround. Radiator. Power points. T.V. aerial lead. Thermostat control for the central heating.

Side entrance lobby

3'6"x6'0"

Doors to storage cupboard and kitchen.

Storage Cupboard

5'11"x2'7"

Fitted storage cupboard.

Landing

3'3"x7'3"

Access to the loft area.

Bedroom 1

9'11"x13'10"

Feature fireplace. Radiator. Power points. Telephone point.

Bedroom 2

10'0"x10'8"

Radiator. Power point. Storage cupboard.

Bedroom 3

7'1"x10'3"

Radiator. Power point.

Shower Room

6'11"x5'6"

With three piece white shower room suite which consists of shower enclosure, pedestal wash hand basin and w.c.. Part tiled and part panelled walls. Radiator.

Garden

To the side is access to the pleasant rear garden which is also laid to lawn with paved and gravelled paths. Summer house and two storage sheds. Oil fired boiler which supplies the central heating and hot water.

Garage

Detached brick built garage. Garage door. Power and lighting.

Driveway

To the front of the property the garden/driveway is laid to gravel and pathed.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing Arrangements

By appointment through Choice Properties on 01507 443 777

Opening Hours

Monday - Friday: 9am - 5pm Saturday 9am-3pm

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Storage Cupboard
5'11" x 2'7"



Floor 0



Floor 1



Approximate total area⁽¹⁾

838 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

As you enter the village of Huttoft on the A52 coming from Sutton on Sea, you will pass the turning for Church Lane on your right hand side. The property can then be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

