CHOICE PROPERTIES

Estate Agents

1 Mumby Meadows, Alford, LN13 9GF

Asking Price £269,500

Choice Properties are proud to offer for sale this impressive, modern three-bedroom detached bungalow, occupying a generous plot in the highly sought-after village of Mumby, near Alford. Beautifully presented throughout, this property is ready to move into and ideal for a range of buyers.

The spacious and versatile accommodation briefly comprises an inviting entrance hall, bright and airy lounge, separate dining room, well-appointed kitchen, utility room, main bedroom with en-suite shower room, two further well-proportioned bedrooms and a modern family bathroom. Externally, the bungalow is surrounded by attractive, well-maintained gardens, and further benefits from a garage and driveway providing ample off-road parking. Set in a popular and desirable location, this outstanding home offers comfort, space and convenience. Early viewing is highly recommended to avoid disappointment.

Well presented and spacious accommodation comprising :

Entrance Hall
Airing cupboard, loft hatch, two radiators.

Lounge
15'4 x 11'6
Double glazed box window to front, feature fire place, radiator, opening to:

Dining Room
10'10 x 8'11
Double glazed French doors to rear opening to garden, radiator.

Kitchen
11'10 x 8'11
Double glazed window to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Utility Room
Double glazed door to side opening to garden, range of eye level and base units, stainless steel sink and drainer, space for appliances, part tiled walls, radiator.

Bedroom One
12'8 x 11'2
Double glazed window to side, built in wardrobes, radiator, door to:

En-Suite Shower Room
Obscure double glazed window, suite comprising low level w.c, pedestal wash hand basin, tiled shower cubicle, part tiled walls, radiator.

Bedroom Two
11'3 x 9'8
Double glazed window to side, radiator.

Bedroom Three
9'8 x 7'6
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, panelled bath with mixer tap and shower attachment, built in storage cupboards, part tiled walls, towel rail.

Garden
Mature garden with lawned area, patio area, side access, flowers, trees and shrubs, walled and fenced surround, shed.

Garage
Up and over door, power and light, boiler.

Driveway
Providing off road parking space.

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 D

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

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

Tenure
Freehold

Viewing Arrangements
Contact Choice Properties Alford on 01507 462277

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.

Approximate total area(1)

1159 ft²

(1) Excluding balconies and terraces

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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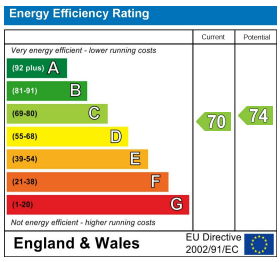
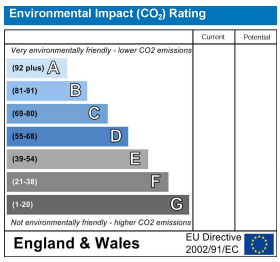
Directions

Leave Choice Properties in Alford (16 South Market Place, LN13 9AE) and head east on South Market Place toward West Street/B1195. At the junction, turn right onto West Street (B1195) and follow the road east out of the town centre. Continue on West Street as it becomes Hogsthorpe Road (B1195) heading out of Alford toward Mumby. Stay on the B1195 for about 3–4 miles heading east-southeast out of Alford. As you enter Mumby, you'll see the residential area of Mumby Meadows on your right.