



# CHOICE PROPERTIES

*Estate Agents*

Cornerwyse Cumberworth Lane,  
Alford, LN13 9LP

Price £375,000



Choice Properties are pleased to present this modern and generously sized four-bedroom detached bungalow, set in the charming village of Mumby and enjoying open views across surrounding farmland. Occupying a corner plot, the property is complemented by well-maintained landscaped gardens on all sides. The accommodation briefly comprises an entrance hall, spacious lounge, dining room, and a well-appointed kitchen. The main bedroom benefits from an en-suite shower room, alongside three additional bedrooms and a 17ft family bathroom. Further advantages include a double garage, gated driveway and owned solar panels. Early internal viewing is strongly advised to fully appreciate all that this property has to offer.

# Spacious four bedroom detached bungalow with accommodation comprising :

## **Entrance Hall**

Airing cupboard, built in storage cupboard, electric heater, loft hatch.

## **Lounge**

15'10 x 14'8

Double glazed box bay window to front, two night storage heaters, glazed internal doors to dining room, electric fire with decorative surround.

## **Dining Room**

11'9 x 10'9

Double glazed sliding doors to rear opening to conservatory, serving hatch to kitchen, night storage heater.

## **Conservatory**

9'7 x 9'2

Double glazed conservatory with double glazed door to garden.

## **Kitchen**

10'10 x 10'8

Double glazed window to rear, double glazed door to rear opening to garden, range of eye level and base units, one and half bowl sink with mixer tap and drainer, built in fridge/freezer, space for appliances, part tiled walls, electric heater, extractor fan.

## **Bedroom One**

12'4 x 10'9

Double glazed window to rear, night storage heater, door to:

## **En-Suite Shower Room**

Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin, wet room style walk in shower, heated towel rail, tiled walls.

## **Bedroom Two**

13'6 x 9'4

Double glazed window to side, night storage heater.

## **Bedroom Three**

10'9 x 9'11

Double glazed window to rear, electric heater.

## **Bedroom Four**

10'5 x 7'11

Double glazed window to front, electric heater.

## **Bathroom**

Obscure double glazed window to front, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath, tiled shower cubicle, part tiled walls, electric heater, heated towel rail, extractor fan.

## **Garden**

Surrounding the property, landscaped and very well maintained, mainly laid to lawn, patio areas, summer house, potting shed, flowers, trees, and shrubs, fruit trees, wildlife pond, fenced surround.

## **Double Garage**

Electric door, power and light.

## **Driveway**

Gated driveway providing off road parking space and leading to garage, turning point.

## **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](http://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

## **Viewing Arrangements**

Contact Choice Properties 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<sup>m</sup>  
1353 ft<sup>2</sup>

(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

Enter Mumby, turn into Washdyke Lane and the property can be found of the junction to Cumberworth Lane.

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

  

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

