



CHOICE PROPERTIES

Estate Agents

3 Cumberworth Lane,
Alford, LN13 9LP

Asking Price £295,000



Choice Properties are delighted to present this generously sized two-bedroom detached bungalow, complete with a separate one-bedroom detached annexe. Situated in the sought-after village of Mumby, the property enjoys uninterrupted views over open farmland. The main bungalow offers well-proportioned accommodation, including an entrance hall, a comfortable lounge, a kitchen/dining room, and a double-glazed conservatory. There are two double bedrooms, a modern shower room, and the added advantage of a converted garage, now providing an additional bedroom with en-suite shower room. Externally, the property features attractive gardens and a driveway for off-road parking. Early internal viewing is strongly advised to fully appreciate all that this home has to offer.

Well presented and spacious flexible accommodation comprising :

Entrance Hall

Access to:

Lounge

18'2 x 14'8

Double glazed bay window to front, double glazed window to side, views over open farmlands, two night storage heaters.

Conservatory

11'2 x 7'5

Double glazed conservatory with double glazed French doors to rear opening to garden, night storage heater.

Kitchen / Dining Room

17'2 x 10'8

Double glazed window to rear, double glazed sliding doors to rear opening to conservatory, double glazed door to side, range of base level units, stainless steel sink with drainer, space for appliances, part tiled walls, night storage heater.

Inner Hall

Airing cupboard, loft hatch.

Bedroom One

12'7 x 10'8

Double glazed bay window to front, views over open farmland, night storage heater.

Bedroom Two

10'2 x 7'10

Double glazed window to rear, night storage heater.

Shower Room

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, shower cubicle, part tiled walls, night storage heater, extractor fan.

Annexe

13'7 x 8'5

Garage conversion providing double room with double glazed windows to front and side, double glazed door to front, electric heater, door to : En-suite shower room with white suite comprising low level w.c, vanity wash hand basin with tiled splash back and cupboard below, shower cubicle, heated towel rail, tiled floor.

Garden

Gardens to front and rear, front garden mainly laid to lawn with outstanding views over open farmlands, rear garden mainly laid to lawn, patio area, shingle, two trees, two sheds, side access, fenced surround.

Driveway

Providing off road parking space.

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 B

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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1001 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.

GIRAFFE360

Directions

As you enter Mumby from Alford, turn right in Cumberworth Lane where the property can be found.

Energy Efficiency Rating		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		75	England & Wales EU Directive 2002/91/EC

