



CHOICE PROPERTIES

Estate Agents

Quorndon Parklands,
Alford, LN13 9SP

Asking Price £269,950



Choice Properties are delighted to present this spacious two-bedroom detached bungalow, located in the popular village of Mumby. The well-presented accommodation briefly comprises an entrance hall, lounge, dining room, double glazed conservatory, modern fitted kitchen, two double bedrooms, and a contemporary shower room. Externally, the property benefits from attractive gardens, a garage, and an in-and-out driveway providing ample off-road parking. Early internal viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

Modern and well presented detached bungalow with accommodation comprising :

Entrance Hall

Built in storage cupboard, loft hatch, radiator.

Lounge

14'11 x 13'1

Double glazed window to front, open fire with decorative surround, radiator, internal sliding doors to dining room.

Dining Room

9'6 x 8'11

Double glazed window to rear, radiator, internal sliding doors to lounge

Kitchen

11'11 x 9'6

Double glazed window to rear, double glazed door to rear opening to conservatory, range of eye level and base units, inset sink with mixer tap and drainer, worktop space, built in oven, hob and extractor fan, built in dishwasher, washing machine and fridge./freezer.

Conservatory

11'3 x 7'5

Double glazed conservatory with double glazed door to side and double glazed French doors to rear opening to garden, tiled floor.

Bedroom One

13'2 x 10'

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

10'3 x 9'4

Double glazed window to front, built in wardrobes, radiator.

Bathroom

Obscure double glazed window to front, white suite comprising low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, tiled floor, airing cupboard, radiator.

Garden

Mainly laid to lawn, patio area, flowers, trees and shrubs, shed, access to oil store, side access, fenced surround.

Garage

Up and over door, power and light, double glazed door to rear opening to garden.

Driveway

In and out 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 C

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 to arrange your viewing.

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^m
1059 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

As you enter Mumby turn right in Parklands where the property can be found.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

