



'Verini', Parklands, Mumby, Alford

£250,000



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**Willsons**  
SINCE 1842



'Verini', Parklands,  
, Mumby, Alford,  
Lincolnshire, LN13 9SP

### "AGENT'S COMMENTS"

*An opportunity to purchase a spacious detached bungalow situated in a cul-de-sac location in the coastal village of Mumby between Skegness and Sutton on Sea. The accommodation comprises 3 bedrooms and shower room, 19' lounge, 19' dining kitchen, sun lounge, entrance porch and reception hall. The property benefits from Upvc double glazing, Upvc clad soffits and fascias, oil fired central heating, 14 roof solar panels, driveway and double garage, spacious gardens and is offered for sale with no onward chain.*

### LOCATION

*Mumby is a village located approximately 3 miles inland from the east coast's sandy beaches on the A52 with bus services to Skegness, Mablethorpe and Alford. Primary schools can be found in the neighbouring villages of Huttoft and Hogsthorpe with doctor's surgery, range of shops and a variety of eateries found approximately 4 miles away at either Chapel St Leonards or Alford. The market town of Alford is also home to a dentists and 2 secondary schools, one being a grammar school. The seaside resort of Skegness is approximately 9 miles south east and has a railway station and hospital as well as shops, schools, doctor's and leisure facilities.*



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**Accommodation:**

Upvc double glazed entrance door with side screens opens into the:

**Entrance Porch**

8'2" x 6'4" (2.5m x 1.94m)

With door to garage, Upvc double glazed door with side screen opening into:

**Reception Hall**

14'9" / 6'9" x 10'5" (4.52m / 2.08m x 3.2m)

Having radiator, loft hatch, coving to ceiling, dado rail, airing cupboard housing the hot water cylinder.

**Cloakroom/WC**

7'1" x 3'0" (2.18m x 0.92)

Equipped with wc and wash hand basin, Upvc double glazed window, radiator.

**Lounge**

19'10" x 11'10" (6.07m x 3.63m)

Having large Upvc double glazed windows to front and side aspects, 2 radiators, TV point, coving to ceiling, 4 wall light points, decorative fireplace with raised hearth, archway to:

**Dining Kitchen**

19'10" x 10'9" (6.06m x 3.3m)

Equipped with a range of wall and base units with worksurfaces, glazed display units, single drainer sink with mixer tap, 4 ring ceramic hob with extractor hood over, oven unit with built-in electric double oven, space and plumbing for dishwasher, appliance space, splash-back tiling, radiator, Upvc double glazed window to front, 2 arched openings into:

**Sun Lounge**

14'3" x 10'2" (4.35m x 3.1m)

Having Upvc double glazed sliding patio doors to front and rear, 2 further Upvc double glazed windows to side, radiator, TV point, coving to ceiling.

**Bedroom 1**

12'11" x 9'11" (3.95m x 3.03m)

Upvc double glazed window to rear, radiator, built-in range of mirror door wardrobes to one wall, coving to ceiling.

**Bedroom 2**

11'11" x 9'11" (3.65m x 3.04m)

Upvc double glazed window to rear, radiator, coving to ceiling.

**Bedroom 3/Study**

9'2" x 8'6" (2.8m x 2.61m)

Measured to wardrobes. Having fitted mirror door wardrobes to one wall, radiator, coving to ceiling, Upvc double glazed window to side.

**Shower Room**

9'9" x 7'3" (2.99m x 2.22m)

Equipped with a shower cubicle with direct shower, wc, wash hand basin, tiled walls and floor, chrome ladder style towel rail, extractor fan, Upvc double glazed window to rear.

**Exterior:**

The property sits on a spacious triangular shaped plot with lawned front garden and herringbone block paved driveway leading to ample parking area to the front of the bungalow, and the integral double garage.

**Double Garage**

16'7" x 16'6" (5.07m x 5.05m)

Having remote controlled roller shutter door, internal door to entrance porch, Worcester oil fired central heating boiler, Upvc double glazed window to rear and exterior door, Fronius IGTL control box for the solar panels.

**Gardens:**

A screen fence to the side of the bungalow with gate opening to the larger rear garden being mainly laid to lawn with rockery, summerhouse, 2 greenhouses, plants and shrubs, concrete path to rear of the property, oil storage tank, paved patio area to side with raised brick walls and steel storage shed.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Services:**

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property and there are 14 solar panels on the roof with the control box in the garage.

**Local Authority:**

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Energy Performance Certificate:**

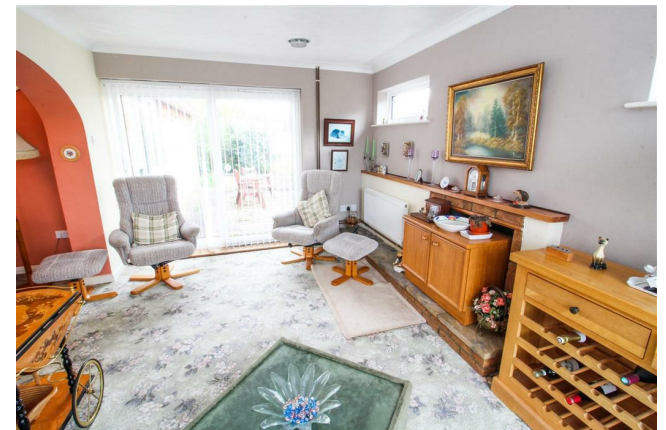
The property has an energy rating of 76 C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 5737-0525-4200-0881-6202.

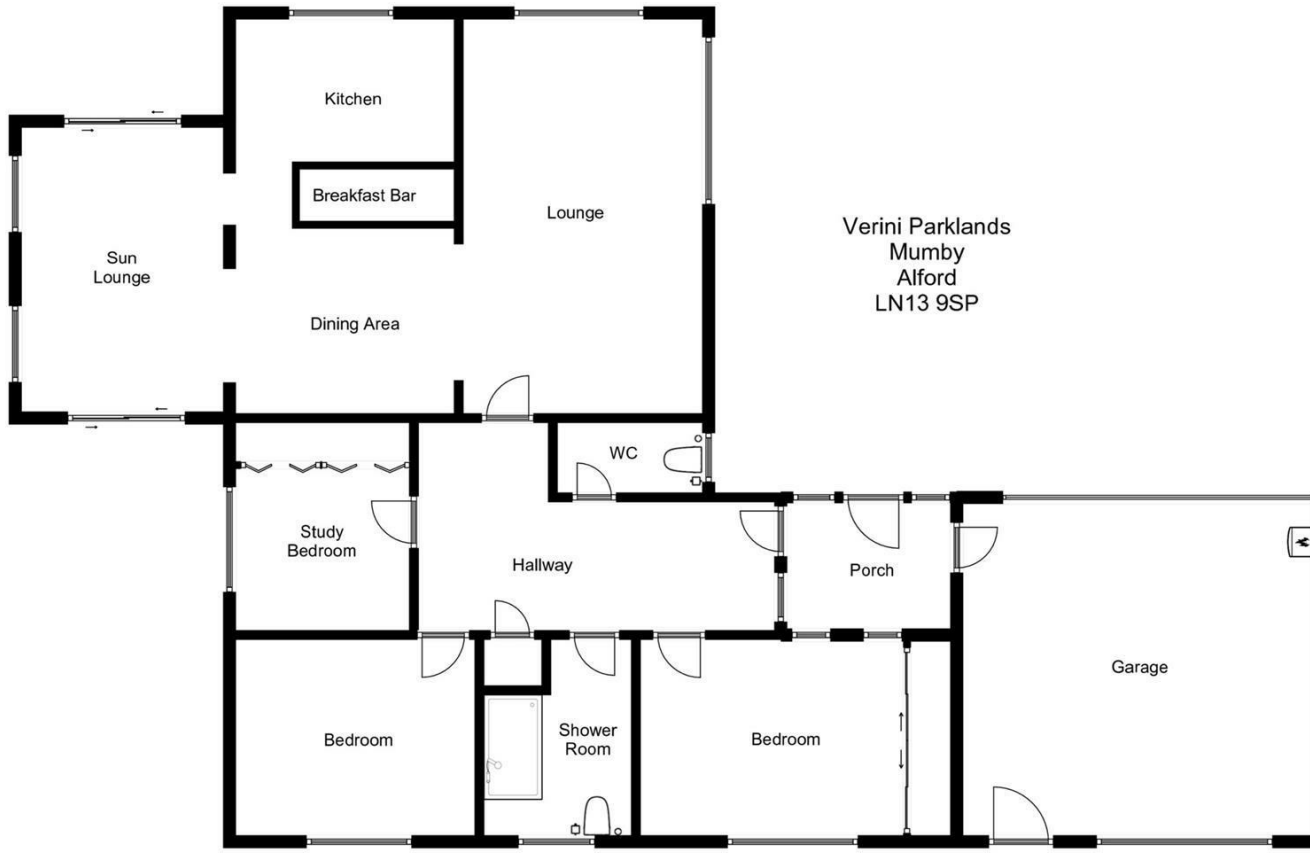
**Viewing:**

Viewing is strictly by appointment with the Alford office at the address shown below.

**Directions:**

Turn left out of the Alford office and proceed past the church into East Street, turning right at the junction on the A1111 towards Bilsby. In Bilsby village turn right on to the B1449 through Thurlby village and at the junction with the A52 turn right into Mumby village whereupon Parklands will be found on the right hand side.





Verini Parklands  
Mumby  
Alford  
LN13 9SP

Solar PV Panels on south face roof

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

