



Willsons

Foxgloves, 33B, Mumby Meadows, Mumby

£275,000



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Willsons
— SINCE 1842 —

Foxgloves, 33B, Mumby
Meadows, Mumby, Alford,
Lincolnshire, LN13 9GF

"AGENT'S COMMENTS"

A well presented property situated in the attractive village of Mumby. Offering master bedroom with en-suite, utility room, conservatory, integral garage, driveway, low maintenance garden, EV charging port. Benefitting from uPVC double glazing throughout and oil fired central heating.

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 two 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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124 West Street, Alford, Lincolnshire, LN13 9DR
T.01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front of Property

Open plan frontage set to low maintenance gravel with tarmac driveway leading to integral garage and side door, additional concrete slab parking area and pathway to the external porch and front door, pedestrian gates to both sides, property boundaries of hedging and fencing.

Entrance Hall

With two built-in storage cupboards, two radiators, loft hatch and laminate flooring.

Kitchen

10'4" x 8'8" max (3.15m x 2.65m max)

With wall and base units, sink with 1.5 bowls, drainer and mixer tap, space and plumbing for dishwasher, space and electric socket for free-standing cooker with extractor hood over, tiled splash back, downlighters, window to the front of the property and vinyl flooring.

Utility Room

7'1" x 5'1" (2.16m x 1.55m)

With wall and base units, sink with two taps and drainer, space and plumbing for washing machine, tiled splash-back, radiator, partially glazed external door and window to the side of the property and vinyl flooring.

Living Dining Room

18'2" x 13'5" max, 9'7" min (5.55m x 4.09m max, 2.94m min)

Dual aspect 'L' shaped living dining room, with radiator, French door and half windows to the conservatory, window to the right-hand side of the property and carpeted flooring.

Conservatory

12'10" x 12'5" (3.93m x 3.81m)

Of dwarf brick wall and uPVC construction with feature glass panels and solid roof, electric radiator, French doors to the patio and laminate flooring.

Bedroom One

13'0" x 9'7" (3.98m x 2.93m)

With radiator, window to the front of the property and carpeted flooring.

En-Suite Shower Room

8'7" x 3'7" (2.63m x 1.1m)

With WC, vanity wash basin, shower cubicle with direct feed shower, heated towel rail, extractor fan, partially tiled walls, window to the right-hand side of the property and vinyl flooring.

Bedroom Two

8'9" x 12'2" (2.67m x 3.73m)

With radiator, window to the rear of the property and carpeted flooring.

Bedroom Three

8'2" max x 8'9" max (2.49m max x 2.69m max)

With radiator, window to the left-hand side of the property and carpeted flooring.

Bathroom

8'7" x 4'11" (2.63m x 1.51m)

With WC, wash basin, bath with direct feed shower over, heated towel rail, extractor fan, partially tiled walls, window to the side of the property and vinyl flooring.

Integral Garage

16'7" m 8'9" (5.06m m 2.67m)

With up and over door, light and power, Worcester oil fired central heating boiler, uPVC window and concrete flooring.

Garden

Set primarily to low maintenance gravel with feature walkway and patio circle, second area of patio adjacent to the property, small area of lawn, borders of plants with small fruit trees, concealed oil storage tank, outside lighting, tap, garden shed and property boundaries of fencing.

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. Heating is via an oil-fired central heating system.

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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8371-7622-6940-2286-4902.

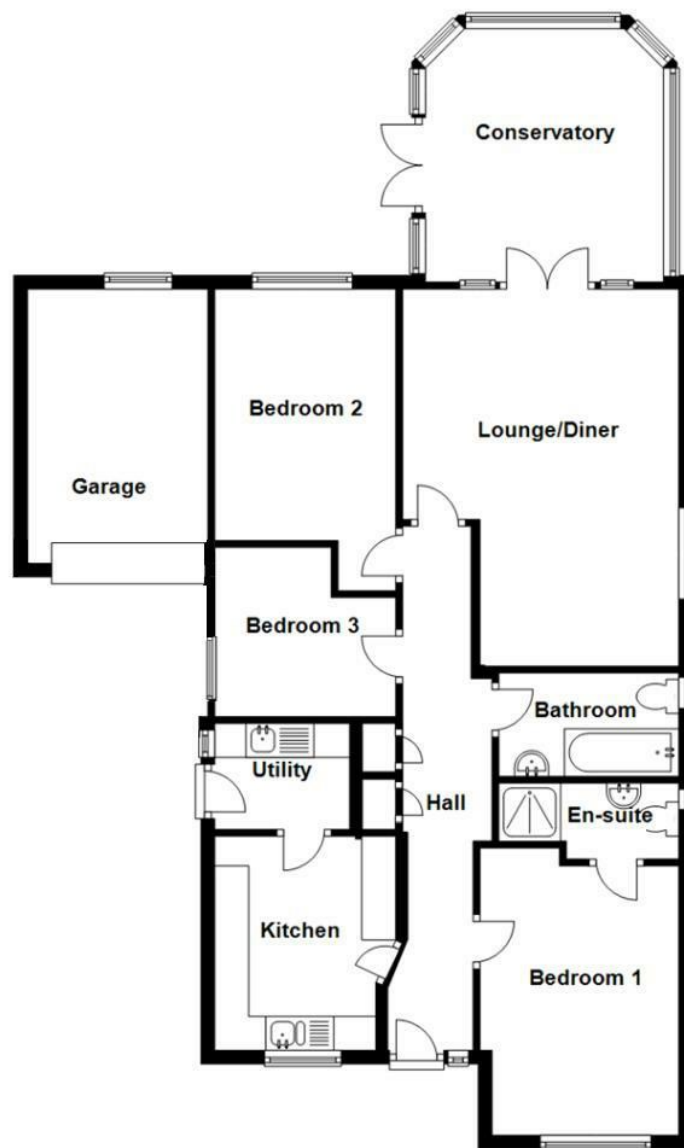
Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, turn into Mumby Meadows, taking the first right and then the second exit of the small internal roundabout. What3words:///lightbulb.luggage.mimic

Viewing

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





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.

