



Cumberway, Hogsthorpe Road, Mumby

£210,000



2



1



1

**Willsons**  
SINCE 1842



Cumberway, Hogsthorpe Road,  
Mumby, Alford,  
Lincolnshire, LN13 9SD

### "AGENT'S COMMENTS"

*A traditional property extended to include conservatory with uninterrupted rural views, well proportioned kitchen with additional pantry and integral garage, workshop and garden store. The property offers gardens to three sides, driveway providing parking for several vehicles, benefits from uPVC double glazing throughout and heated by electric storage heaters. The property remains unmodernised for a number of years, offers a central location in the village of Mumby and is brought to the market with no onward chain.*

### LOCATION

*Mumby is a coastal village with a local traditional country pub and church, is well connected via public transport links and is 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.*

**Willsons**  
SINCE 1842

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





### Front of Property

Accessed via a wooden five-bar gate onto concrete slab driveway and parking bay with borders of flowers and decorative gravel leading to the garage. There is an additional pedestrian gate to the concrete pathway leading to the front and sides of the property. Set to lawned gardens with borders of mature shrubs and plants, the garden extends to the side of the property and has boundaries a dwarf brick wall and fencing.

### Living Room

13'1" x 12'1" (4.0m x 3.7m)

Dual aspect room with chimney breast, hearth, mantle and electric fire, windows to the front and side of the property and carpeted flooring.

### Bedroom One

11'1" x 11'1" (3.4m x 3.4m)

With electric storage heater, window to the front of the property and carpeted flooring.

### Hallway

20'0" x 6'2" max (6.1m x 1.9m max)

'L' shaped hallway accessed via uPVC partially glazed front door with stained glass feature, electric storage heater, loft access and vinyl flooring.

### Bedroom Two

9'10" x 11'1" (3.0m x 3.4m)

With electric storage heater, window to the side and carpeted flooring.

### Bathroom

8'6" x 8'10" (2.6m x 2.7m)

With bath and separate shower cubicle with electric shower, WC, wash basin, wall mounted vanity units, illuminated mirror, electric storage heater, fully tiled walls, window to the rear of the property and vinyl flooring.

### Kitchen

16'0" x 12'5" (4.9m x 3.8m)

Sizeable kitchen with a range of wall and base units, integrated oven, grill, electric hob and cooker hood, space and plumbing for washing machine, full wall of fitted cupboards with recess for an electric fire and housing the immersion tank and property alarm, partially tiled walls, window overlooking the side garden and vinyl flooring.

### Pantry

3'11" x 2'7" (1.2m x 0.8m)

With partially tiled walls, built-in shelving, fuse boxes and vinyl flooring.

### Rear Porch

8'6" x 5'2" (2.6m x 1.6m)

Walk-through to the conservatory, with vinyl flooring.

### Conservatory

14'10" x 7'2" (4.54m x 2.2m)

Of dwarf brick wall and uPVC construction with polycarbonate style roof, electric storage heater, pedestrian door to the rear garden, extensive views to open fields beyond and vinyl flooring.

### Garden

Private rear garden with areas of slab patio, concrete pathways, greenhouse, raised beds, decorative gravel, external lighting, trellis fencing, planting of flowers, shrubs and trees with boundaries of hedging and fencing. The garden extends to the right hand side of the property.

### Integral Garage

17'8" x 9'6" (5.4m x 2.9m)

With high-level roof, power, work benches, two wooden doors to the front and concrete flooring.

### Integral Garden Store

7'10" x 7'10" (2.4m x 2.4m)

Accessed from the side garden and integral to the main property, with uPVC window, wooden partially glazed door and vinyl flooring.

### Workshop

9'10" x 7'2" (3.0m x 2.2m)

Located to the rear of the garage with a range of base units, power and lighting, wooden window and stable door to the rear garden and concrete flooring.

### 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.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0700-3150-0022-7121-3653.

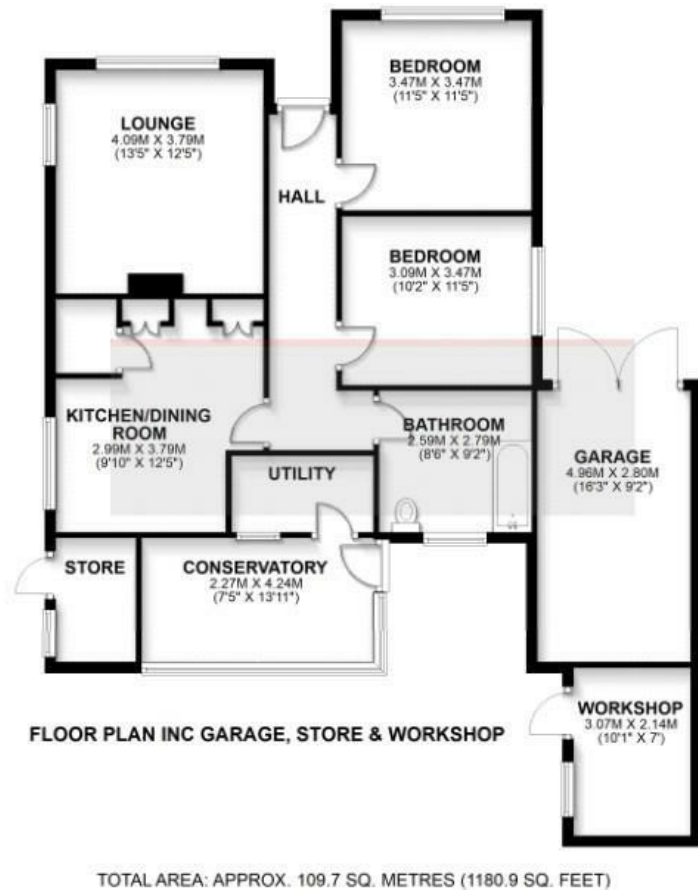
### Viewing

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

### Directions

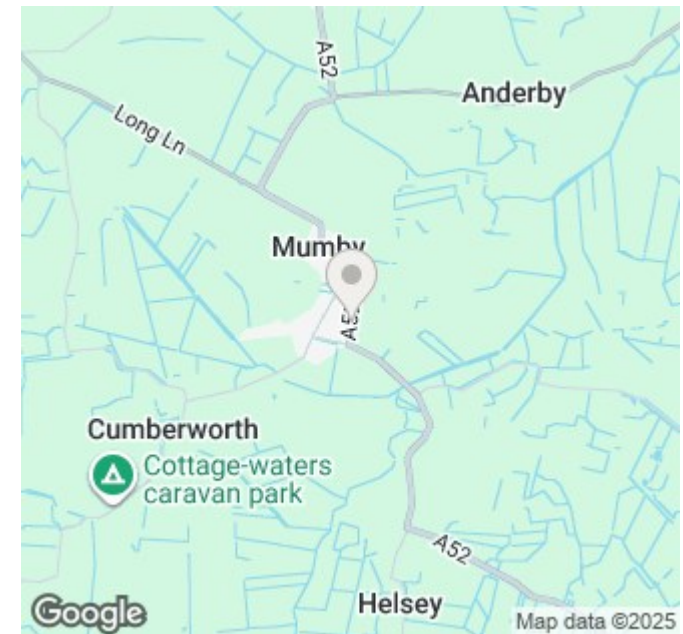
From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, the property can be found towards the centre of the village, almost opposite the roadway called Mumby Meadows. What3words:///approvals.sigh.finalists





## 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.

