

Cornerway, Hogsthorpe Road, Mumby

£265,000



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**Willsons**  
— SINCE 1842 —



Cornerway, Hogsthorpe Road,  
Mumby, Alford,  
Lincolnshire, LN13 9JT

### "AGENT'S COMMENTS"

*This traditional red-brick detached house provides the rare opportunity to modernise a family home and currently provides two reception rooms utilised as living and dining rooms, three sizeable bedrooms, kitchen complete with pantry and separate utility room which adds practicality to the layout, driveway, parking and gardens both to the front and rear. Benefitting from uPVC double glazing throughout, LPG-gas fired central heating with additional cosy multifuel burner in the living room, the property has a convenient ground floor WC, recently fitted first floor shower room and is located in the centre of the popular village of Mumby, perfect for those seeking a slower pace of life, this family home is situated in the peaceful surroundings and community spirit that a village setting provides.*

### 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.*



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### Front of Property

Open plan frontage set to mature gardens of shrubs, plants and a fruit tree with concrete pathway leading to the front door and across the front of the property with boundaries of hedging and brick wall. The concrete driveway runs to the left of the property leading to the detached garage.

### Entrance Hallway

16'0" x 6'2" (4.9m x 1.9m)

With half glazed uPVC front door, integrated door mat, radiator, room thermostat, high-level cupboard housing fuse box, window over looking the rear garden and carpeted flooring.

### Ground Floor WC

9'10" x 3'3" (3.0m x 1.0m)

With WC, wash basin, radiator, window with obscure glazing and vinyl flooring.

### Living Room

18'4" into bay window x 9'10" (5.6m into bay window x 3.0m )

With multifuel burner, hearth and mantle, feature archway with shelving, radiator, bay window to front aspects and carpeted flooring.

### Dining Room

14'5" into bay x 9'10" (4.4m into bay x 3.0m)

Dual aspect room with feature bay window, ornamental hearth with mantle, wall lighting, window to the driveway and concrete flooring.

### Kitchen

10'5" x 11'9" (3.2m x 3.6m)

Dual aspect room with the range of wall and base units, sink with drainer and mixer tap, two full-height larder units, socket and space for freestanding electric cooker, electric wall heater, cupboard housing Worcester LPG gas-fired boiler, boiler control panel, windows to either side of the property and vinyl flooring.

### Pantry

8'2" x 3'11" (2.5m x 1.2m)

With built-in base unit with shelving over, traditional wall-hung pantry cupboard with mesh doors, window with obscure glazing to the side of the property and vinyl flooring.

### Utility Room

8'2" x 5'10" (2.5m x 1.8m)

With a range of base units, sink and 1.5 bowls, mixer tap and tiled splashback, space and plumbing for washing machine, window and external partially glazed uPVC door to the rear garden and vinyl flooring.

### First Floor Landing

10'2" max x 2'11" min (3.1m max x 0.9m min)

With full-height airing cupboard (1.0m x 0.6m) housing immersion tank with built-in shelving, window to the rear garden and carpeted flooring.

### Bedroom One

14'9" max x 10'2" (4.5m max x 3.1m)

With a full-height built-in wardrobes (1.7m x 0.5m), radiator, loft access, two windows to the front of the property and carpeted flooring.

### Shower Room

9'10" x 5'6" (3.0m x 1.7m)

With low level shower tray, glazed enclosure with uPVC wall boarding surround and electric shower, wash basin vanity unit with mixer tap and vanity wall light over with additional storage unit to the side, WC, heated towel radiator, extractor fan, window with obscure glazing and vinyl flooring.

### Bedroom Two

14'1" max x 9'10" (4.3m max x 3.0m)

With full-height built-in wardrobes (1.3m x 0.7m), radiator, window to the front of the property and carpeted flooring.

### Bedroom Three

11'9" x 10'5" (3.6m x 3.2m)

Dual aspect room with radiator, windows to either side of the property and carpeted flooring.

### Rear Garden

Set to lawn with borders of mature shrubs, plants, fruit bushes and small trees, raised garden beds, greenhouse, area of concrete hardstanding, concrete pathways, wooden garden shed (2.6m x 3.6m) and additional log store (2.6m x 1.6m) both with concrete flooring, external lighting, external wall tap and boundaries of hedging, fencing and brick wall.

### Detached Garage

16'4" x 9'6" (5.0m x 2.9m)

Brick-built garage with wooden double doors, power and lighting, window to the side, pedestrian door to the rear 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. Heating is via an LPG-fired central heating system.

### 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 'G'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 1235-8128-3500-0108-4226

### Viewing

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

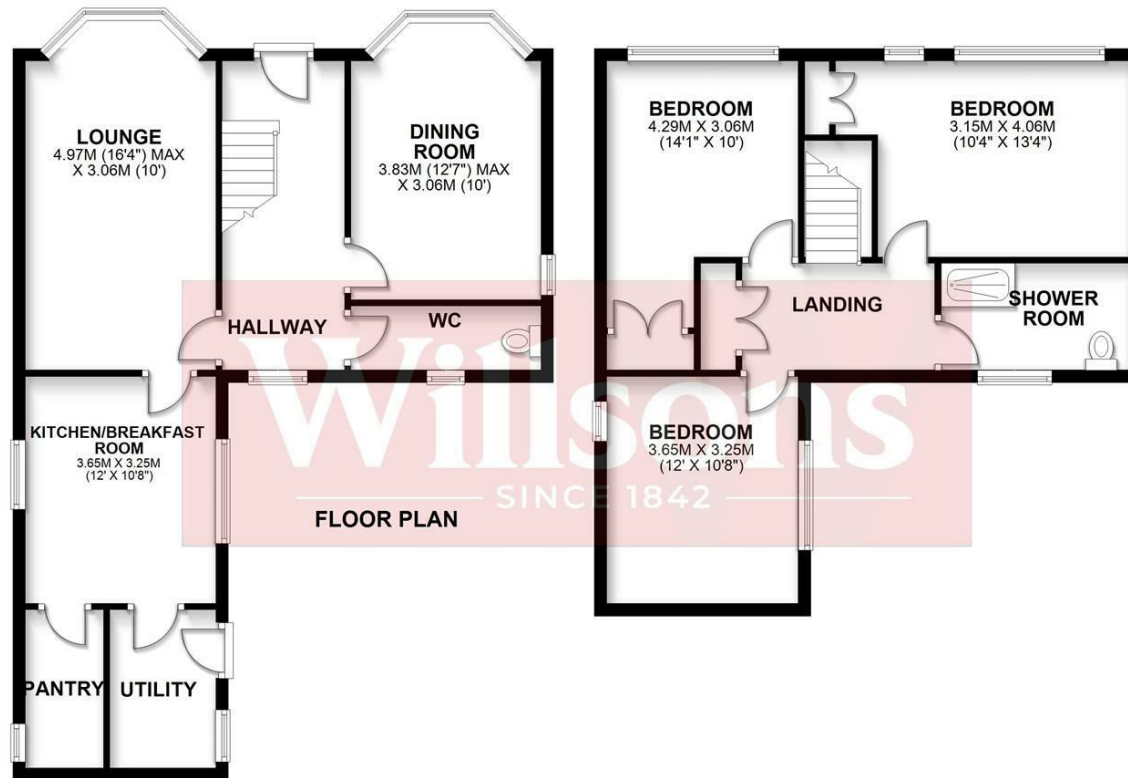
### Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, the property can be found in the centre of the village.

What3words:///mushroom.eyelashes.backers



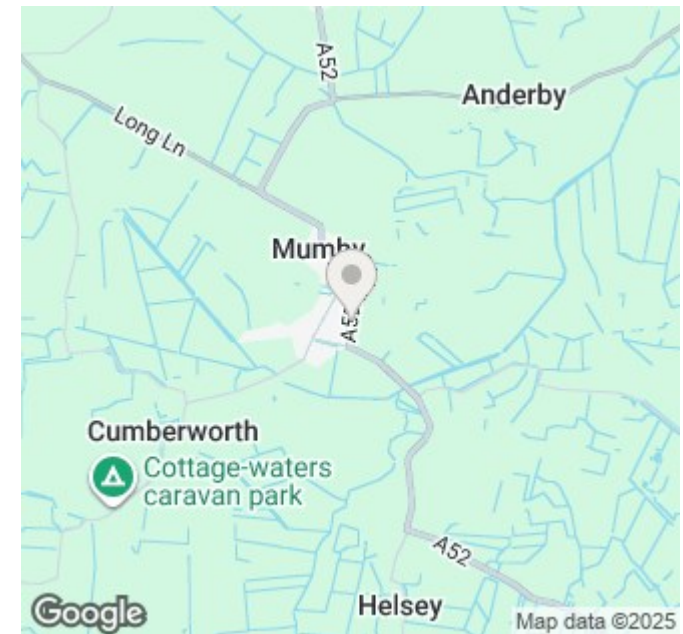
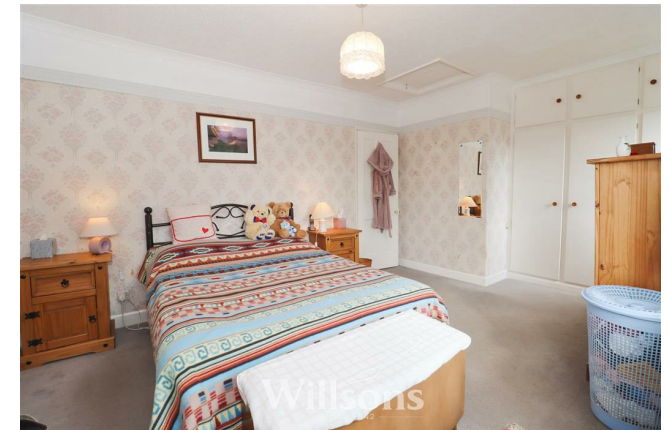
Cornerway  
Hogsthorpe  
Road  
Mumby  
Alford  
LN13 9JT



TOTAL AREA: APPROX. 117.1 SQ. METRES (1260.8 SQ. FEET)

## 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.



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