



Langdale, Hogsthorpe Road, Mumby

£210,000



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**Willsons**  
SINCE 1842

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

### "AGENT'S COMMENTS"

*A nicely presented property in an attractive coastal village location. Situated in the centre of the village and offering conservatory with views over open fields to the rear, well-tended landscaped gardens to both the side and rear of the property, with open views over fields to the rear, driveway and garage, kitchen with separate utility room and recent shower room. The property benefits from uPVC double glazing throughout and is heated via oil central heating.*

### 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

Set primarily to lawns with well-tended borders of flowers and plants, driveway accessed via double wooden gates onto concrete driveway with separate pedestrian gate, concrete pathways to the front and sides of the pathway with gated access to the left and external lighting.

### Living Room

16'0" x 12'9" (4.9m x 3.9m)

Dual aspect room with ornamental chimney breast, hearth and mantle, two radiators, windows to the front and side of the property and carpeted flooring

### Bedroom One

13'5" x 10'9" (4.1m x 3.3m)

With built-in wardrobes (1.1m x 0.4m), radiator, window to the front of the property and carpeted flooring.

### Bedroom Two

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

With radiator, carpeted flooring and window with views over the garden and open fields beyond.

### Summer House

7'2" x 6'2" (2.2m x 1.9m)

Wooden summer house with French doors.

### Shower Room

8'2" x 5'2" (2.5m x 1.6m)

Full width shower tray with glazed shower screen, uPVC wall boarding and electric shower, wash basin vanity unit, WC, partial decorative wall boarding, partially tiled walls, window with obscure glass and tiled flooring.

### Hallway

8'3" x 17'8" x 3'3" (2.52m x 5.4m x 1.0m)

'L'-shaped internal hallway with uPVC partially glazed front door with side panel, radiator, room thermostat, loft access, built-in immersion cupboard housing hot water tank with shelving and LVT click flooring.

### Kitchen

12'5" x 11'9" (3.8m x 3.6m)

With a range of wall and base units, integrated oven and grill with ceramic hob and integrated extractor hood over, sink with mixer tap and drainer, radiator, chimney breast wall, boiler cupboard (0.8m x 0.8m) housing Worcester oil boiler with additional shelving, recessed down lighting, window to the side of the property and internally to the conservatory and vinyl flooring.

### Conservatory

9'6" x 9'6" (2.9m x 2.9m)

Of dwarf brick wall and uPVC construction with polycarbonate style roof, partially glazed external uPVC door to the garden and tiled flooring.

### Utility Room

8'6" x 5'10" (2.6m x 1.8m)

To the rear of the garage and accessed via the rear garden, with worktop, space and plumbing for washing machine, space and ventilation for tumble dryer, tiled splashback, wooden shelving, uPVC window, wooden stable door and a combination of carpet and vinyl flooring.

### Garage

19'0" x 8'10" (5.8m x 2.7m)

Sizeable garage with up and over garage door, fuse box and electric meter, power and lighting, a range of wall and base units for storage, wall tap, uPVC window to the left of the property and carpeted flooring.

### Gardens

Landscaped gardens set to areas of lawn and low maintenance gravel, decorative flower borders, summer house, concrete and slab pathways, external tap, garden sheds, oil tank, boundaries of hedging and fencing with vistas over open fields to the rear.

### Additional Information

Willsons are acting on behalf of New Homes Group who will be responsible for the negotiation and progression of the sale and associated terms. Offers will need to be submitted via Willsons who liaise with New Homes Group directly as the vendors agent.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a private 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 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number:

Certificate number 0225-2871-7359-9803-3041

### Viewing

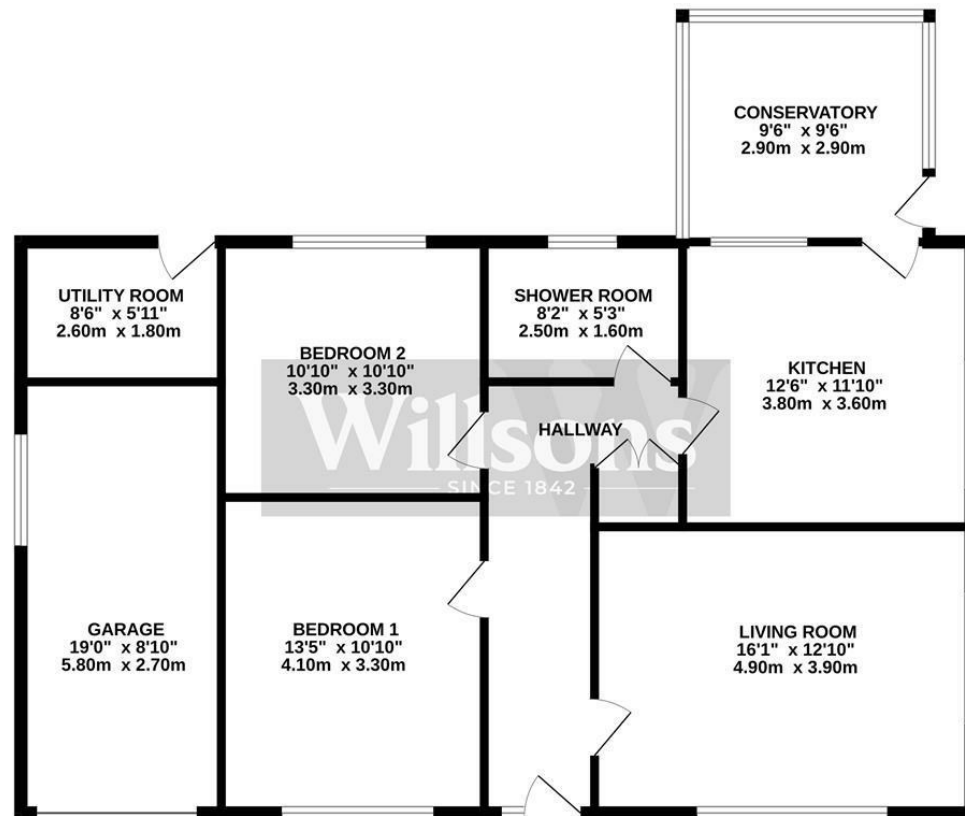
Viewing is strictly by appointment with the Alford office at the address shown below.

### 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, opposite the roadway called Mumby Meadows. What3words///developed.reapply.towel



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### FLOORPLAN Not to scale – For identification purposes only

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**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.

