Woodlea, Parklands, Mumby

£270,000

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Willsons
SINCE 1842

Woodlea, Parklands, Mumby, Alford, Lincolnshire, LN13 9SP

"AGENT'S COMMENTS"

Reduced from £299,950.00 to Offers Over £270,000.00.

This exceptionally well presented four bedroom bungalow situated in a quiet cul de sac in the popular village of Mumby has been lovingly renovated to provide a wonderful turn-key ready home. With modern and neutral decor this wonderful home has been fully renovated by the current owners over the last 5 years. A modern & open plan kitchen & dining room with patio doors, a cosy living room with stylish wood burning stove, bathroom with with low-level large shower tray and bath & a practical and stylish entrance hallway. Externally, the property has a large private south facing garden with patio area accessed via patio doors from the dinning room, generous driveway to the front with ample room for several cars or caravan. The property benefits from uPVC double glazing and LPG combination gas central heating throughout and offers an opportunity to buy a move-in ready home in a great location which is just a 10 minute drive to the local beach of Anderby Creek & the village having a regular bus service to the surrounding areas

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
With sweeping concrete driveway with space to accommodate several cars and/or caravan, set to lawns with boundaries of dwarf wall, hedging and fencing with mature shrubs and plants, concrete pathways to the front and left of the property, area of gravel, concealed LPG bottle storage, external lighting and power points.

Entrance Hall
9'10" x 7'10" (3.0m x 2.4m)
With uPVC fully glazed front door with Georgian bar detail and glazed panels to either side, radiator with decorative cover and Victorian patterned LVT click flooring leading to further internal hallway with loft access and full height storage cupboard (0.7m x 0.4m) with louvered door.

Living Room
18'8" x 9'10" (5.7m x 3.0m)
With centre focus freestanding wood burning stove in front of tiled wall cladding and hearth, vertical radiator, chrome sockets and switches, woodgrain LVT flooring, sliding door to the kitchen and feature bay window with views over the front garden.

Dining Kitchen
17'8" x 18'3" (5.4m x 5.58m)
Stylish and recently installed, spacious dining kitchen with range of base units, five burner gas hob with extractor over and feature glass splash back, integrated Zanussi eye level double oven and grill, integrated 70/30 fridge freezer, sink with 1.5 bowls, mixer tap and drainer, worktop with matching upstands and chrome sockets, integral wine rack, wide pan and implement draws, space and plumbing for washing machine, two vertical radiators, feature pendant lighting and recessed downlighting, woodgrain LVT flooring, French doors and window to the rear patio and garden, sliding doors to the living room to form a great dual aspect, open plan space.

Bathroom
11'5" x 6'2" (3.5m x 1.9m)
With wall mounted wash basin, WC, glazed shower enclosure with rainfall shower and low level entry, compact size bath, heated towel radiator, partially tiled walls, extractor fan, woodgrain LVT flooring, and window with obscure glazing to the rear.

Bedroom One
9'10" x 12'5" (3.0m x 3.8m)
With full wall of decorative wall boarding, radiator, built-in wardrobe (1.2m x 0.8m), carpeted flooring and feature bay window with front aspects.

Bedroom Two
13'9" x 7'2" (4.2m x 2.2m)
With radiator, concealed fuse box and electric meter to the wall, wood effect LVT flooring and window to the front of the property.

Bedroom Three
11'5" x 8'6" max (3.5m x 2.6m max)
'L'-shaped room with radiator, carpeted flooring and window overlooking the rear garden.

Bedroom Four / Study
11'5" max x 7'10" (3.5m max x 2.4m)
'L'-shaped room with radiator, built-in storage cupboard housing Viessman LPG gas combination boiler, radiator,woodgrain LVT flooring and window to the rear of the property.

Garden
South facing private rear garden with terraced Indian sandstone paving slab patio, set primarily to lawn with feature gravel pathways, raised garden beds, mature bushes and shrubs, area of decking, stepping stones, wooden garden shed with concealed storage area to the rear, external tap and lighting, pedestrian gate to the left with concrete pathway and 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 LPG gas-fired central heating system.

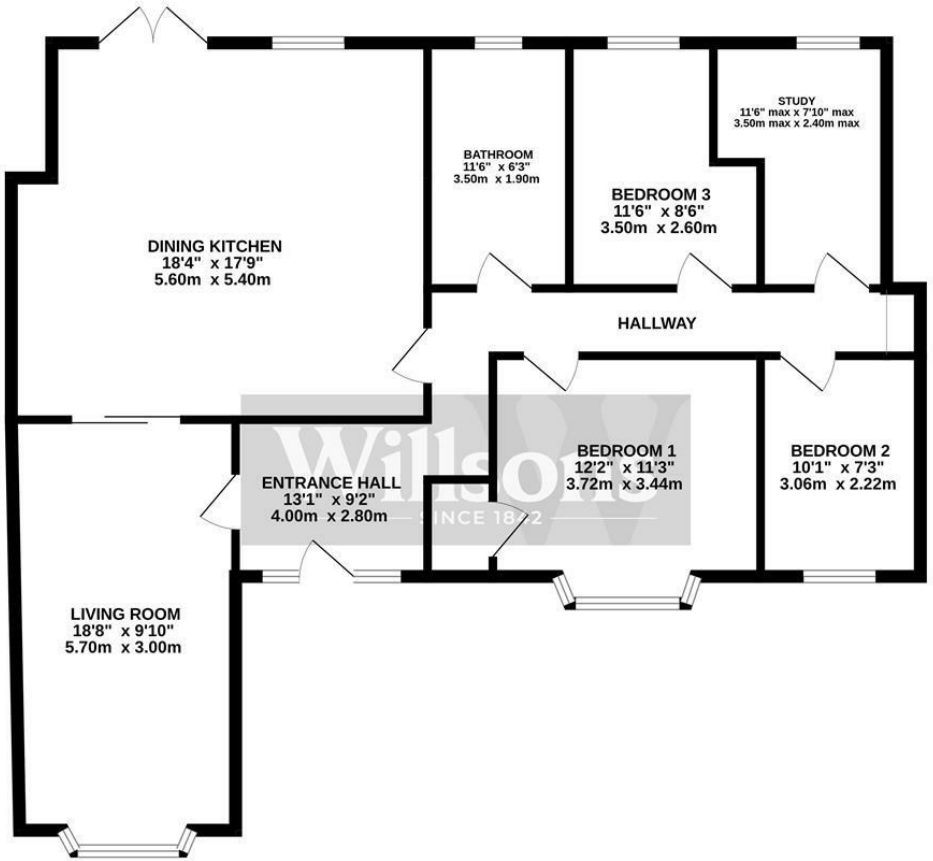
Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate
The property has an energy rating of 'TBC'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: New EPC Pending

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 turn into Parklands. The property can be found on the left of the central green.
What3words///hardback.relief.finishing

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.