



Willsons

5, Mumby Meadows, Mumby

£220,000



**Willsons**  
SINCE 1842

5, Mumby Meadows,  
Mumby, Alford,  
Lincolnshire, LN13 9GF

### "AGENT'S COMMENTS"

*Owned from new by the current owners, this attractive two-bedroom detached bungalow benefits from a well-appointed, generously sized corner plot with open-plan landscaped gardens to the front and relatively low maintenance private garden with fully enclosed boundaries to the side and rear. Offering living room and conservatory, shower room and driveway with dual side-by-side parking bays leading to the integral garage. The property benefits from uPVC double glazed windows throughout and oil fired central heating. Situated on a small development of similar bungalows, this property 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.*



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### Front of Property

Open plan frontage with dual side-by-side driveway leading to the integral garage and further gated driveway to the side, set to lawns with shrubs, plants and decorative gravel, wall lighting, slight ramped access to feature front brick porch and front door with low-level threshold, with further external side door accessed from the driveway.

### Entrance Hall

11'9" x 2'11" (3.6m x 0.9m )

'L'-shaped internal hallway accessed via a wooden partially double glazed front entrance door, radiator, telephone socket, door chime, loft access, full height airing cupboard (0.4m x 0.7m) with built-in shelving and radiator, with carpeted flooring.

### Kitchen

11'5" x 8'10" (3.5m x 2.7m)

With a range of wall and base units, integrated oven with ceramic hob over and integrated pull out extractor fan, sink with 1.5 bowls with mixer tap and drainer, space and plumbing for washing machine, worktop with space for two under counter appliances, radiator, boiler thermostat, partially tiled walls, uPVC partially glazed door with obscure glazing to the driveway, vinyl flooring and window to the front of the property.

### Living Room

15'8" x 11'9" (4.8m x 3.6m)

With central chimney breast wall with an electric log burning effect fire in surround, wall lighting, radiator, carpeted flooring and French doors to the conservatory.

### Conservatory

11'5" x 8'10" (3.5m x 2.7m)

Of dwarf brick wall and uPVC construction with polycarbonate style roof and high level feature glass panes, radiator, ceiling fan, vinyl flooring and French doors to the patio.

### Bedroom Two

11'5" x 7'10" (3.5m x 2.4m)

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

### Bedroom One

11'9" x 11'5" (3.6m x 3.5m)

With radiator, carpeted flooring and dual opening window overlooking the rear garden.

### Shower Room

7'6" x 6'2" max (2.3m x 1.9m max)

Shower cubicle with glazed shower enclosure and extractor fan above, WC, wash basin, illuminated wall mirror, razor socket, radiator, partially tiled walls, vinyl flooring and window with obscure glazing.

### Integral Garage

16'4" x 8'10" (5.0m x 2.7m )

With up-and-over garage door, power and lighting, independent fuse box, built-in shelving and workbench, open span roof trusses, Worcester Heat Slave oil combination boiler, wall tap, concrete flooring and window with obscure glazing to the rear.

### Gardens

Relatively low maintenance, fully enclosed rear garden extending to two sides of the property and set to lawns with decorative gravel edgings and feature raised planters of flowers and shrubs, central nature pond with circular paving slabs surround, external wall tap, decorative paving slab and block paved patio, several areas of paving hardstanding, greenhouse, wooden garden shed with hidden area of storage to the rear of the shed also housing the oil storage tank. The property has a continuation of the driveway to the left of the property accessed via wooden double gates and pedestrian gated access to the right.

### 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 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

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

### Viewing - Alford

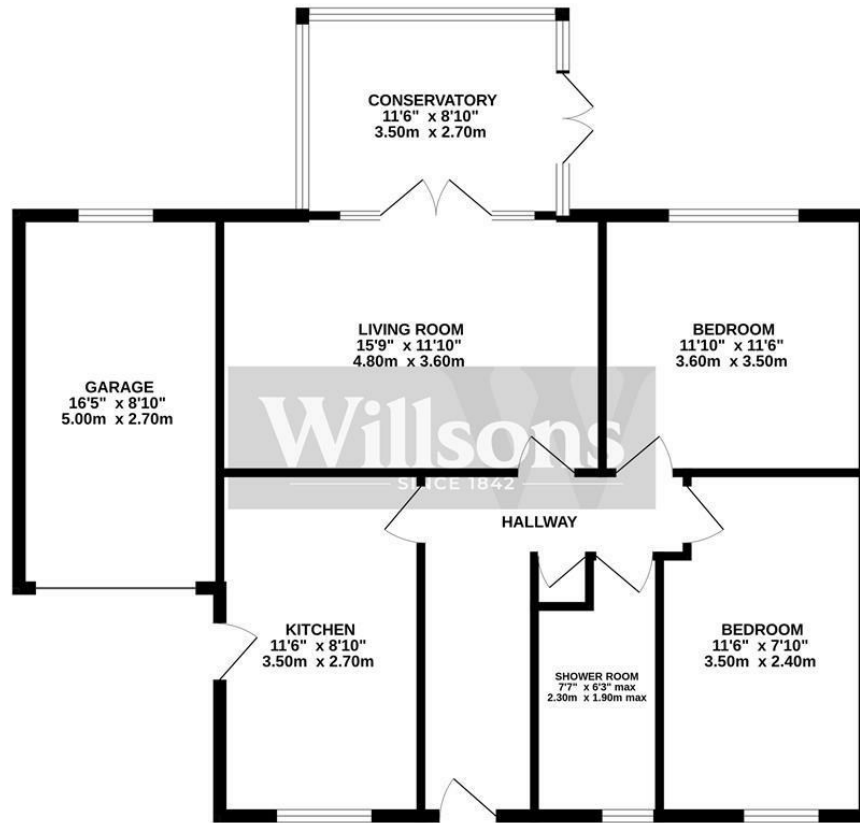
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, turn into Mumby Meadows the take the first left. The property can be found on the next corner to the left. [What3words:///nuzzling.spinners.lifestyle](http://What3words:///nuzzling.spinners.lifestyle)



## 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.

