

'Sunnyside' 28, Mumby Meadows, Mumby

£185,000

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Willsons
SINCE 1842

'Sunnyside' 28, Mumby Meadows, Mumby, Alford, Lincolnshire, LN13 9GF

"AGENT'S COMMENTS"

This attractive two-bedroom end of terrace bungalow was the orginal 'Show Home' for the Mumby Meadows development and as such benefits from a well-appointed, generously size end plot with low maintenance landscaped gardens to the front and private garden with fully enclosed boundaries to the rear. Offering living room and conservatory, ample driveway and detached garage, the property benefits from uPVC double glazed windows throughout and oil fired central heating. This property offers a 'move-in' ready home 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.







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Front of Property
With attractive low maintenance landscaped gardens of mature shrubs over decorative slate and gravel, tarmac driveway leading to the side of the property through double wooden gates, concrete slab ramped access to the front door and boundaries of hedging and fencing.

Entrance Hallway
16'0" max x 3'3" (4.9m max x 1.0m)
Accessed via a partially glazed wooden front door with feature double glazed panes, airing cupboard (0.9 x 0.7m) housing Camry oil heating boiler, further storage cupboard (0.7m x 0.4m) with shelving, boiler thermostat, radiator, loft access and carpeted flooring.

Living Room
17'0" max x 11'5" (5.2m max x 3.5m)
With chimney breast wall, hearth, mantle and electric fire, radiator, French doors with side windows to the conservatory and carpeted flooring.

Conservatory
8'6" x 7'10" (2.6m x 2.4m)
Of dwarf brick wall and uPVC construction with polycarbonate style pitched roof, French doors to the patio and carpeted flooring.

Kitchen
10'5" x 7'6" (3.2m x 2.3m)
With a range of wall and base units, integrated cooker with ceramic hob and extractor over, sink with 1.5 bowls and mixer tap, space and plumbing for washing machine, space for under counter appliance, partially tiled walls, radiator, recessed down lighting, partially glazed wooden door with double glazed panes to the driveway, window to the front of the property and tiled flooring.

Bedroom One
9'2" x 11'1" (2.8m x 3.4m)
With radiator, window to the rear garden and carpeted flooring.

Bathroom
5'6" x 6'6" (1.7m x 2.0m)
Bath with shower over and glazed shower screen, WC, wash basin, radiator, extractor fan, recessed down lighting, tiled walls, window with obscured glazing and tiled flooring.

Bedroom Two
9'2" x 10'9" (2.8m x 3.3m)
With radiator, window to the front of the property and carpeted flooring.

Rear Garden
Private rear garden set to lawns with block paved patio and further feature paving circle, decorative gravel, area for storage to the rear and side of the garage also accommodating oil storage tank, borders of mature shrubs and plants, boundaries of fencing and pedestrian gate to the driveway.

Driveway
Tarmac driveway leading through wide double wooden gates to the right of the property and onward to the detached garage, external lighting, further wooden double gates accessing storage to the side of the garage, pedestrian gate to the garden and boundaries of brick wall and fencing.

Garage
17'4" x 8'10" (5.3m x 2.7m)
With up-and-over garage door, fuse box, power and lighting, boarded roof space, pedestrian 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. Heating is via an oil-fired central heating system.

Local Authority
Council Tax Band 'A' 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 Reference Number: 1635-0421-1500-0428-4206.

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

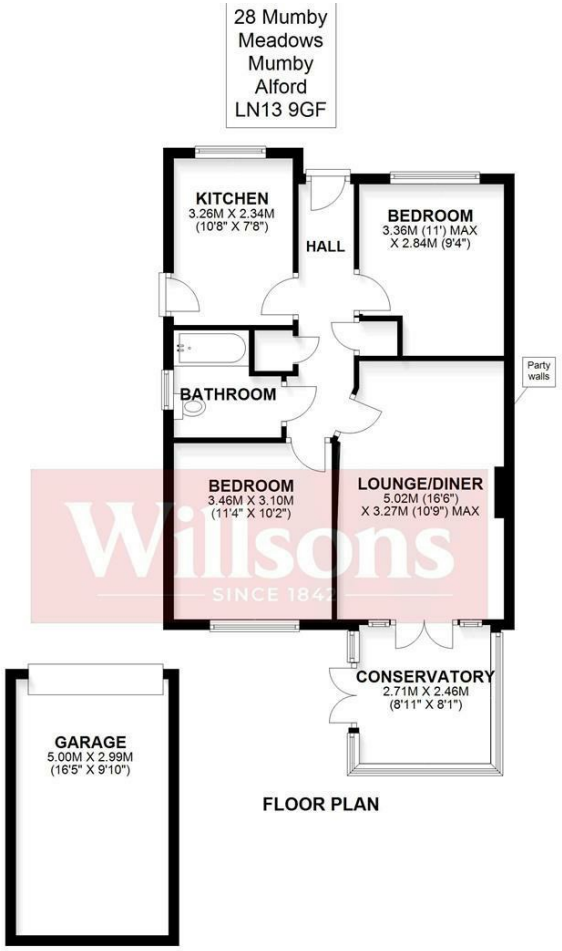
Directions
From the main A52 between Mablethorpe and Skegness, on reaching the village of Mumby, turn into Mumby Meadows the take the first right. The property can be found directly ahead.
What3words///remodels.reception.coining







28 Mumby Meadows
Mumby
Alford
LN13 9GF



FLOOR PLAN

TOTAL AREA: APPROX. 78.1 SQ. METRES (841.1 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.