



Willsons

Jasmine Cottage, Mumby Road, Huttoft

£169,950



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SINCE 1842

Jasmine Cottage, Mumby Road, Huttoft, Alford, Lincolnshire, LN13 9RF

"AGENT'S COMMENTS"

This traditional yet extended coastal country end-terrace cottage has been renovated to a move-in ready finish to provide a stylish home by the sea. Offering two double bedrooms and a first floor family bathroom, the downstairs space is set to open-plan living with elements to include kitchen with integrated appliances, dining room and living room with a cosy solid-fuel stove. Benefitting from uPVC double glazing throughout and oil central heating, the property offers off-road parking, landscaped gardens with a traditional outbuilding, shed and summer house with extended views over the rural landscape and open fields beyond. Located moments from the beautiful beach of Huttoft, on the doorstep of many nature reserves and centrally located in the small village of Huttoft, within walking distance of the village shop, service station and pub - a wonderful coastal retreat.

LOCATION

Huttoft is a village with a public house, petrol station with convenience store, primary school and village hall situated approx 3 miles west of the east coast's sandy beaches, adjacent to several Lincolnshire Wildlife Trust nature reserves and close to the Blue Flag awarded beaches of Sutton-On-Sea. The market town of Alford approx. 5 miles to the west has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a bus route to Sutton on Sea & Mablethorpe circa 4 & 6 miles respectively. All have a variety of shops & eateries include pubs, restaurants, coffee shops & a variety of takeaways. Alford has a traditional street market with market days being on a Tuesday & Friday as well as periodic craft markets.



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Front of Property

With wide gravel driveway providing off-road parking, open-plan frontage set to lawns with concrete pathway to the front of the property, boundaries of brick wall and fencing, external lighting to the side of the property and gated access through to a courtyard and the external door.

Open-Plan Living Space

Spanning the full depth of the property and comprising the below elements:

Dining Room

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

Central area which is open plan to the living room and kitchen, with room thermostat, central heating boiler controls, radiator, under-stairs storage area also housing Worcester Bosch combination oil boiler, continuous laminate flooring, dual aspects with obscure glazing to one side and further partially glazed external entrance door with obscure glazing and window to the other.

Kitchen

11'1" x 6'2" (3.4m x 1.9m)

With range of wall and base units, integrated oven with ceramic hob and illuminated extractor over, integrated fridge freezer, stainless steel circular sink with mixer tap and corresponding circular draining board, space and plumbing for washing machine, worktop with corresponding upstands, radiator, continuous laminate flooring and windows with aspects over the garden.

Living Room

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

Open plan to the dining room with central chimney breast wall with recessed log burner with tiled hearth and wooden mantle, radiator, continuous laminate flooring and window to the front of the property.

First Floor Landing

11'1" max x 5'6" (3.4m max x 1.7m)

Galleried landing with loft access, carpeted flooring and window to the side of the property.

Bedroom One

15'5" max x 12'5" (4.7m max x 3.8m)

Dual aspect room with central chimney breast wall with full height airing cupboard with integrated shelving to the left (0.7m x 0.4m), radiator, carpeted flooring and windows with aspects to the front and side of the property.

Bathroom

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

Comprising bath with electric shower over and glazed shower panel, chrome heated towel radiator, wash basin vanity unit with mixer tap, WC, tiled walls, extractor fan, vinyl flooring and window with obscure glazing to the side.

Bedroom Two

11'1" x 8'10" (3.4m x 2.7m)

With full height over-stairs storage cupboard (0.7m x 0.6m) with integrated shelving and hanging space, radiator, carpeted flooring and window with extended views over the garden and open fields beyond.

Gardens

Attractively landscape gardens with an area of patio, primarily set to lawn with small decorative trees, stepping stone pathway with central circular feature, summer house with area of decking and extended views over open fields, wooden garden shed, external tap, sockets and lighting and fully enclosed boundaries of fencing.

Traditional Brick Outbuilding

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

Traditional brick-built outbuilding currently used as log store with partially tile flooring, power and lighting and also housing heating oil storage tank.

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 and solid fuel stove.

Local Authority

Council Tax Band 'A' 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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0150-2377-1040-2029-2391

Viewing - Alford

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

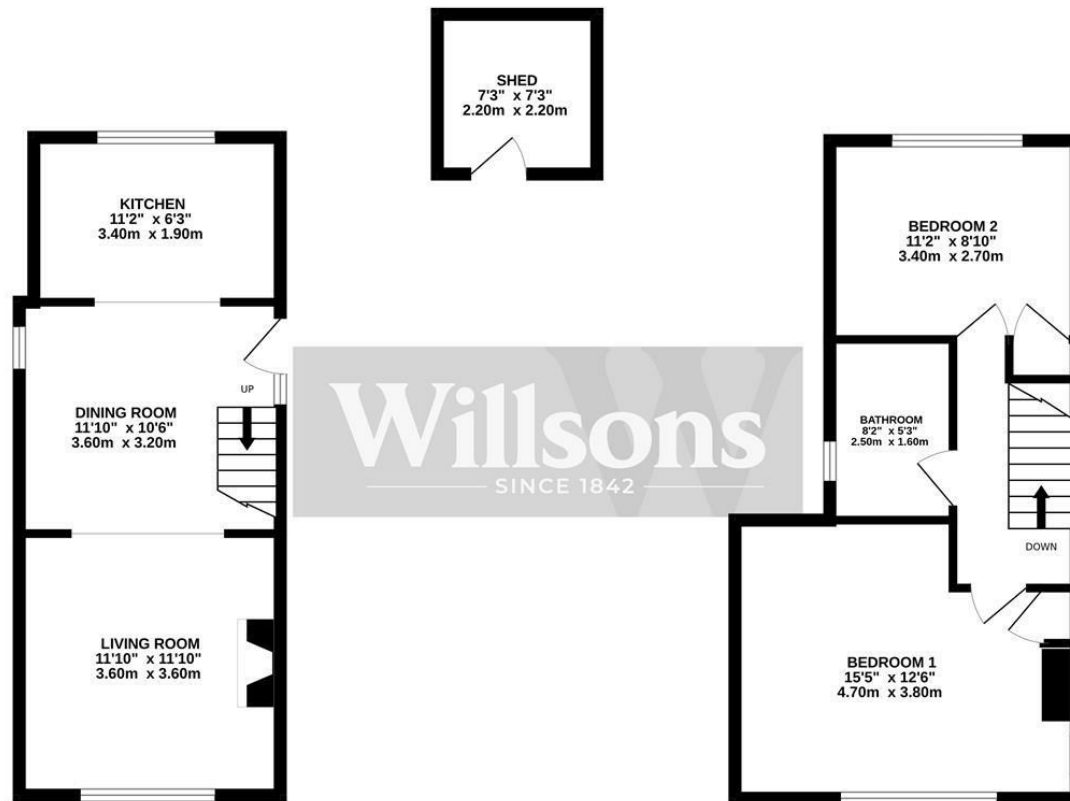
Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Huttoft from Mablethorpe, the property can found centrally to the village, 160m past the village stores.
What3words:///towels.grows.rifled



GROUND FLOOR

1ST 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.



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