

Rodsley Cumberworth Road,
Mumby, LN13 9LA

Price £174,950



We offer for sale this immaculate and well presented two bedroom detached bungalow which is situated in a pleasant residential position with open views over farm land to the front.

The property which is in excellent condition throughout has the benefit of Electric storage heating, UPVC double glazing plus UPVC soffits & fascias. The spacious and well laid out internal accommodation consists of:-

Front Entrance door to:

Entrance Hall

17'2" x 5'6" extending to 7'7"

L-shaped. Telephone point. Electric storage heater. Smoke alarm. Access to the loft area.

Lounge

15'6" x 12'2"

Electric storage heater. T.V. aerial point. Wall lighting.

Kitchen/Diner

13'5" x 11'10"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Electric cooker point. Filter hood. Part tiled walls. Electric storage heater. Storage/Airing cupboard housing the hot water cylinder with immersion heater.

Rear Lobby

5'9" x 3'

Integral door to the Garage/Workshop. Door leading out to the rear garden.

Bedroom 1

12'5" x 12'

Electric wall mounted heater.

Bedroom 2

12'2" x 12'

Electric wall mounted heater.

Shower Room

7'9" x 6'6"

With three piece white suite which consists of a large shower enclosure with Electric shower, wash hand basin and w.c. set in vanity unit. Half tiled walls. Extractor fan.

Driveway

With double opening gates to the front.

Garage/Workshop

17'6" x 9'3" plus 6'3" x 5'4"

Electric remote operated garage door. Power and lighting. Electric meter and consumer unit. Plumbing for washing machine.

Gardens

To the front of the property is a pleasant lawned garden with gravel borders. To the side is gated access to the privately enclosed rear garden which has been covered with slate chippings plus has feature paving and a patio area. Gravel borders. Timber decked area. Summerhouse. Outside lighting. Outside water tap.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 462277.

Making an offer

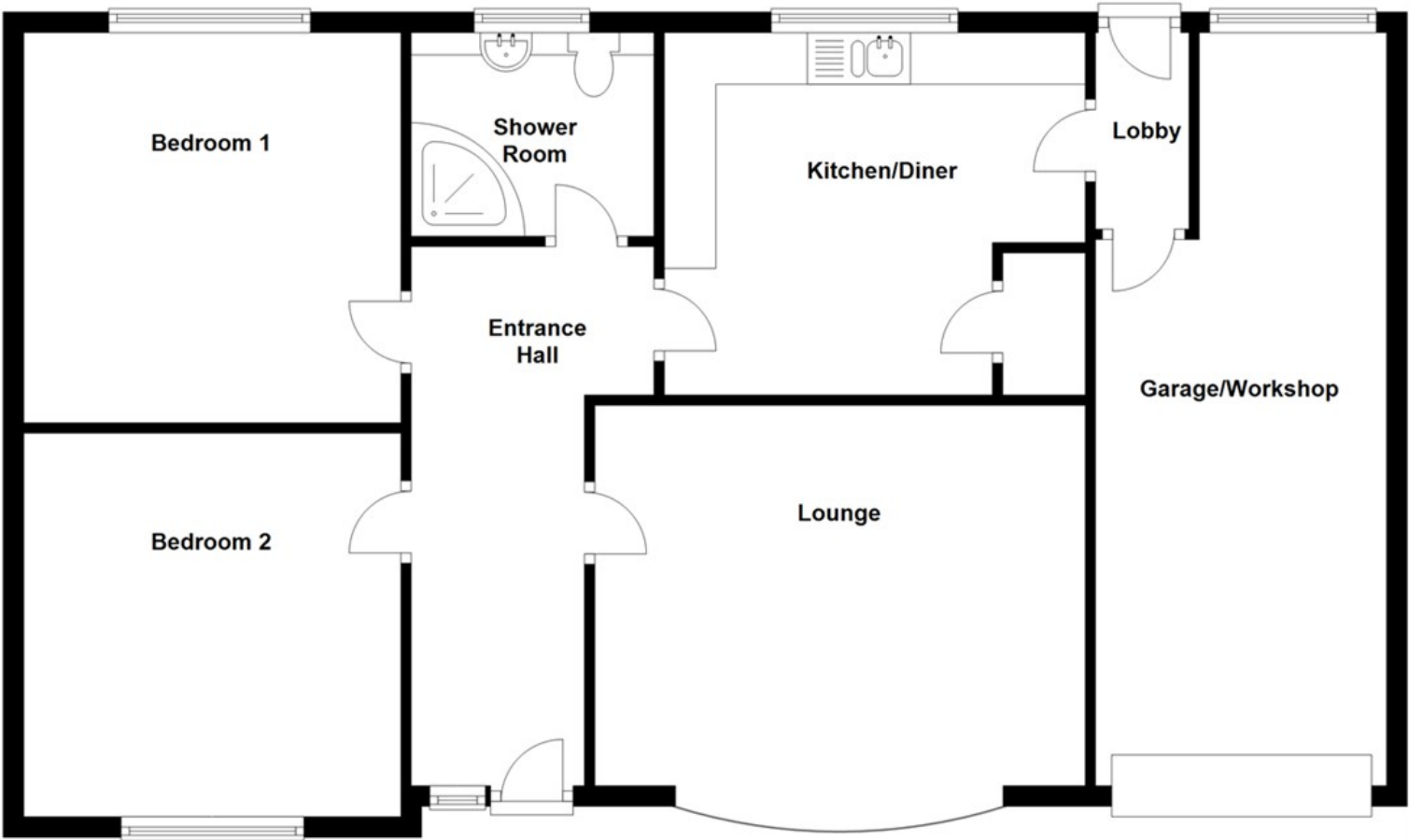
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor



Directions

From Alford head East to Bilsby, in Bilsby turn right after the petrol station in the direction of Mumby. As you enter the village turn right opposite the church into Washdyke Lane then after the crossroads 'Rodsley' can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
			41

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			60
			41

