

20 Mumby Meadows,
Mumby, LN13 9GF

No Onward Chain £139,950



We offer for sale this modern and very well presented two bedroom semi detached dormer bungalow. The property is situated in a sought after residential position within the village of Mumby.

The property has the benefit of Oil central heating and UPVC double glazing. Internally the spacious well laid out accommodation consists of:-

Covered front entrance door to:

Entrance Hall

12'2" x 6'6" extending to 12'1"

L-shaped. Staircase to landing. Under stairs storage cupboard. Airing cupboard with radiator and double opening doors. Double power point. Radiator. Telephone point. Smoke alarm.

Lounge

12'10" x 11'1"

Electric fire set in feature surround. 3 Double power points. Centre lighting. T.V. aerial point. Radiator. Double opening 'French' doors leading to the rear patio and garden.

Kitchen/Diner

12'10" x 8'4"

Fitted wall and base units with work surfaces over incorporating integrated Electric oven, Electric hob, washing machine, dishwasher and fridge/freezer. Stainless steel sink unit with mixer tap. Single & 3 double power points. Radiator. Spot lighting. Electric consumer unit. Oil combination boiler which supplies central heating and hot water. Door to outside.

WC

4'6" x 3'4"

With w.c. and wash hand basin. Radiator.

Bedroom 2

8'9" x 10'10"

Radiator. 2 Double power points. Fitted wardrobe with double opening doors.

Landing

Access to loft area. Access into eaves. Smoke alarm. Radiator. 1 double power point.

Bedroom 1

13'6" x 10'10"

Radiator. 3 Double power points. Telephone point. T.V. Aerial point Large fitted wardrobes with two sets of double opening doors.

Bathroom

8'9" x 8'

Four piece white bathroom suite which consists of panelled bath, shower enclosure with mixer shower, pedestal wash hand basin and w.c. Part tiled walls. Radiator. Spot lighting. Electric shaver point with light. Extractor fan.

Driveway

To the front of the property is a tarmac driveway.

Gardens

To the front of property is a lawned garden with feature borders. To the side is gated access to the privately enclosed rear garden which is also laid to lawn with paved path, patio and feature planting. Timber shed. Corner Arbour with seating.

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 B

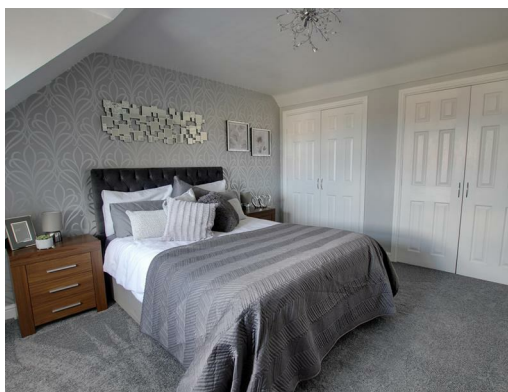
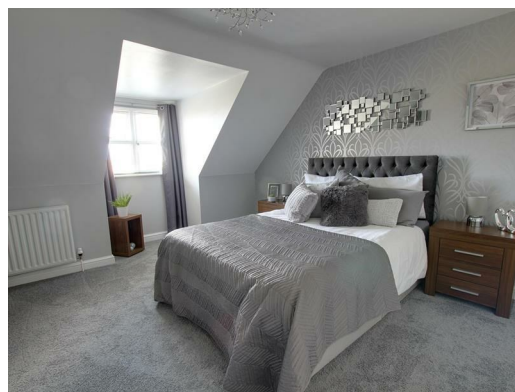
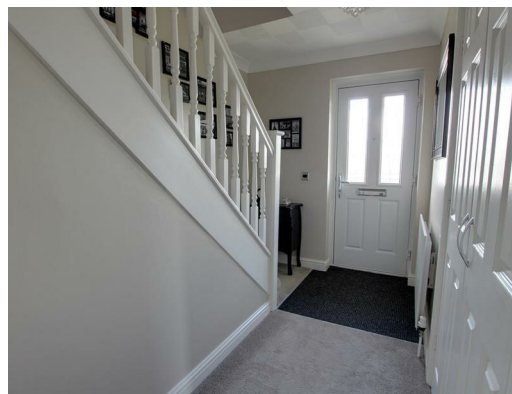
Tenure

Freehold

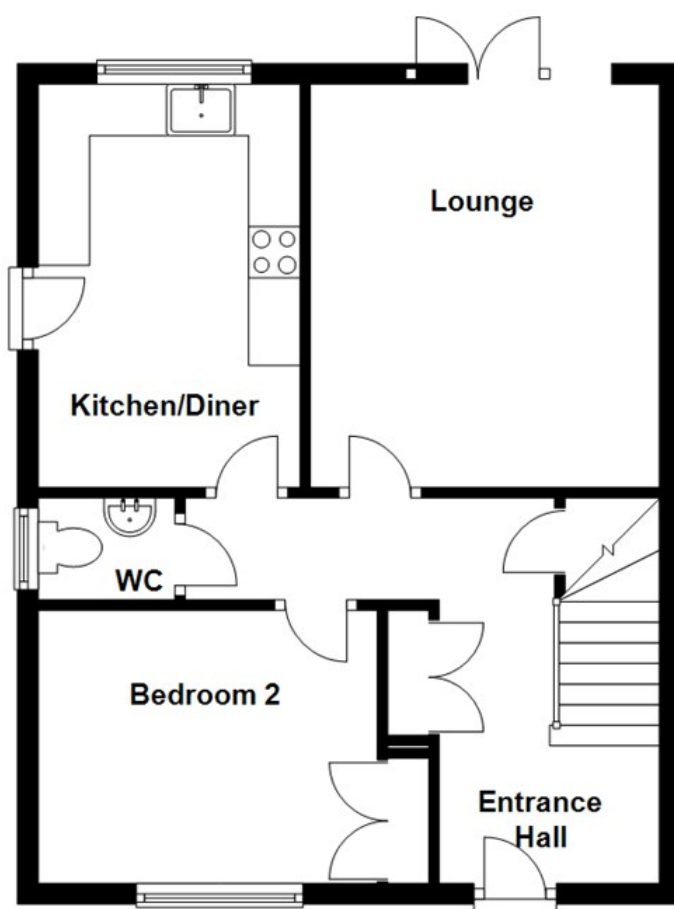
Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 462277.

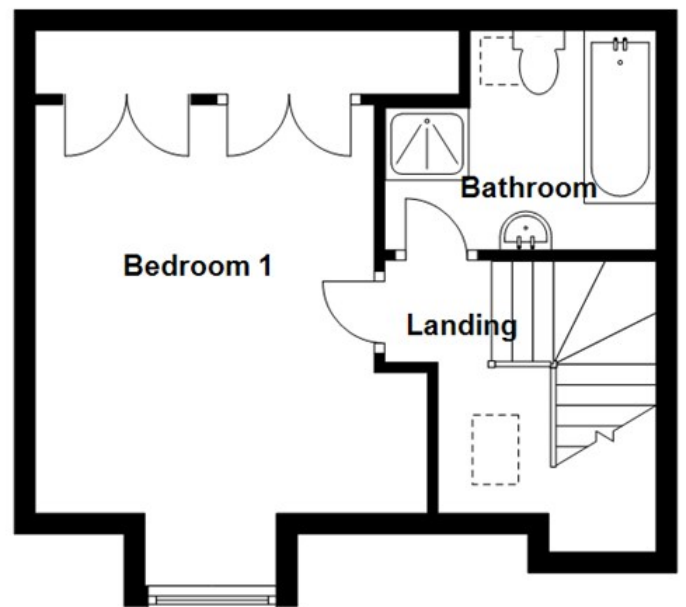
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



First 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 continue past the church and Mumby Meadows can be found on the right hand side. Turn into Mumby Meadows and No 20 Can be found directly in front of you beyond the grassed area.

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

70

72

63

65

