CHOICE PROPERTIES
Estate Agents

8 Parklands,
Mumby, LN13 9SP

Asking Price £360,000

Choice Properties are delighted to offer for sale this most attractive and spacious 3/4 bedroom detached bungalow with large driveway and beautiful private gardens situated in a quiet location in the small country village of Mumby. Ideally located for the charming historic market town of Alford and only a short drive from the coast we highly recommend viewing this gorgeous home.

This stunning property has been beautifully designed throughout and with the added advantage of UPVC Double Glazing with bespoke internal handles and Oil Central Heating the well laid out internal accommodation consists of:-

Front Entrance Door
Leading into:-

Entrance Hall
11'11" x 6'2"
Door leading to the left takes you into the Sitting Room and through to the Utility Room. Door to the right takes you into:-

Inner Hallway
14'0" x 7'4"
Radiator. Power points. Two Storage Cupboards.

Kitchen/Diner
19'9" x 11'4"
Sage green wall and base units with wooden work surfaces over. One and half bowl ceramic sink unit with stainless steel taps and drainer. Integrated fridges. Radiators. Power points. Tiled floor. Doors opening to rear garden. Opening through to the:-

Living Room
20'0" x 12'2"
With multi fuel burner. Two radiators. Power points. T.V. aerial point.

Sitting Room/Bedroom 4
19'6" x 11'5"
Potential to be used as a large 4th Bedroom. Radiators. Power points. T.V. aerial point. Access to loft space. Door to:-

Utility Room
8'3" x 4'2"
Plumbing for washing machine. Power points. Heated towel radiator.

Bedroom 1
14'4" x 12'1"
Radiator. Power points. Door leading to:-

En Suite
5'9" x 5'6"
Walk in shower cubicle with electric shower, push button flush w.c. and pedestal wash hand basin. Part tiled.

Bedroom 2
12'0" x 11'11"
Radiator. Power points.

Bedroom 3
14'4" x 9'7"
Radiator. Power points.

Bathroom & w.c.
10'0" 8'11"
Bathroom suite consisting of roll top bath with stainless steel taps and shower, low level flush w.c and wash hand basin with stainless steel tap set on a vanity unit. Radiator.

Driveway
The driveway allows parking for multiple vehicles and features borders of plants and shrubs with trees to the left. The oil tank can be found to the right of the driveway.

Garage

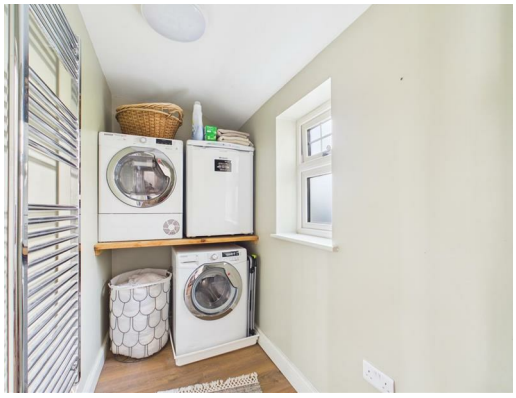
Gardens
To the right hand side of the property is a wooden gate which give access to the rear garden, here this luscious space is perfect for relaxation. It is immediately clear that complete love and attention has been used to design the area and maximise the usage of this garden. When you enter the garden from the kitchen you will be greeted by a patio area covered by a wooden pergola, a lovely space to enjoy a morning coffee. The Oil Combi Boiler is located in this space. The main garden has been laid to lawn and features beautiful borders of flowers, shrubs and trees. At the rear of the garden there is a Greenhouse and Garden Shed included in the sale along with a wood store. There is a second patio area, perfect for enjoying the afternoon/evening sun. The garden also benefits from an outside water tap and lighting.

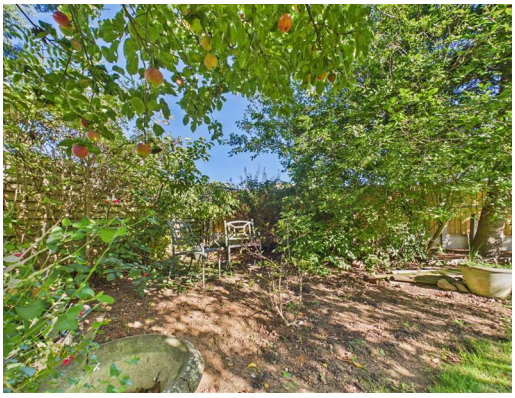
Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire LN13 9AE. Tel

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.

Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.





Approximate total area(1)

1481.87 ft^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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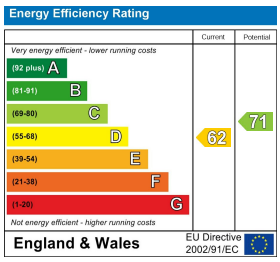
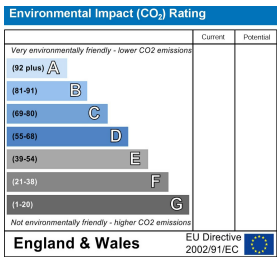
Directions

Please use the postcode LN13 9SP to reach the property, you will find No 8 tucked into the right hand corner.