

Hogsthorpe Road, Mumby

£275,000



- **Spacious Detached Bungalow**
- **2 Double Bedroom**
- **Sun Room with Views Over Countryside**
- **Generous Plot with Front, Rear and Side Gardens**

- **Garage**
- **Large In & Out Driveway**
- **Secluded South Facing Patio Area**
- **A Must View to Appreciate The Plot**



Oxford Family Estates are proud to present this spacious 2 double bedroom detached bungalow in the idyllic village of Mumby. It Has a large open plan kitchen/diner with another room off currently used as a home office but could be used for a craft room, spare bedroom or just storage space. Boasting a large plot, front and rear gardens and gorgeous open field views to the rear, this is a must see property to appreciate its value. With an enclosed patio area, single garage, ample parking for several vehicles and triple aspect Sun room.

Lounge

14' 11" x 14' 10" (4.55m x 4.52m)

Dual aspect large light room with double glazed uPVC patio doors leading out onto enclosed south facing patio area. Double glazed uPVC Window to front elevation. Feature fireplace with Log burner and radiator.

Kitchen

14' 10" max x 10' 8" max (4.52m max x 3.25m max)

uPVC window to rear elevation, with views over open fields. A range of fitted units including integrated fridge freezer, integrated dishwasher and tower unit with electric fan oven and lpg hob. 1 1/2 bowl sink and mixer tap, Modern wall mounted radiator. Laminate flooring that continues through into the sun room.

Sun room

13' 7" x 10' 1" (4.14m x 3.07m)

uPVC windows to front, rear and side elevations allowing for plenty of natural light with open plan access from kitchen via archway. uPVC door to rear garden. Modern wall mounted radiator.



Study

8'6" x 7'5" (2.59m x 2.26m)

Very versatile room off the kitchen currently used as an office. Has a uPVC window overlooking the rear patio and beyond. Radiator.



Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

Spacious double bedroom. uPVC window to front elevation. Wall mounted radiator.



Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Double bedroom with uPVC window to side elevation. Wall mounted radiator.

Shower Room

Walk in shower with electric Triton shower. Tiled floor and walls. Vanity sink unit and WC. Heated towel rail. uPVC obscured window to rear elevation.

Single Garage

Integral and brick built with up and over door. Power & lighting. Rear door to garden. Window to side elevation.



Outside

Front Driveway and large lawn area. Enclosed rear garden, with lawn area and mature fruit trees. Secluded south facing patio area off lounge. Separate rear patio area overlooking open field views and small uPVC decking area for sitting and enjoying the surrounding countryside. External oil boiler, oil tank and septic tank which meets current regulations.



Mumby

Mumby is a small village situated around 3 miles inland from Chapel St Leonards. It is located on the A52 halfway between Skegness and Mablethorpe and only 4 miles from the market town of Alford.

Surrounded by countryside it is a lovely rural village with the Red Lion Pub at its centre and a population of around 450.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |