



Trewince, 1 Washdyke Lane,
Mumby, Alford, Lincs, LN13 9JY



3



1



2

£325,000 Freehold



Key Features

- No Chain
- Refurbished
- Lovely Village Location
- En-Suite Master Bedroom
- Light & Spacious
- New Kitchen, Lounge & Sun Room
- Family Bathroom
- Lawned Gardens
- Integral Garage
- EPC Rating C



NO CHAIN. A 3 Bedroom Detached Bungalow situated in the centre of a pleasant village on generous sized plot with in/out drive, wrap around lawned gardens and integral Garage. The property has undergone extensive refurbishment to provide light and spacious accommodation which comprises Entrance Hall, Lounge, Sun Room and newly fitted Kitchen, master En-Suite Bedroom, two further Bedrooms and a family Bathroom. The property benefits from oil fired central heating and new pvc double glazing. Viewing is essential to appreciate this ready to move into home. EPC Rating C





ACCOMMODATION

Entrance is on the front elevation via a Covered Porch with a pvc entrance door opening to the

HALLWAY

Providing a light and spacious entrance and being 'L' shaped with a built in cupboard, 2 radiators, doors leading off.

LIVING ROOM

5.16m x 4.59m (16'11" x 15'1") maximum. With pvc windows to the front and side elevations, pvc 2 radiators, stairs to the attic, pvc sliding patio door opening to the:-



SUN ROOM

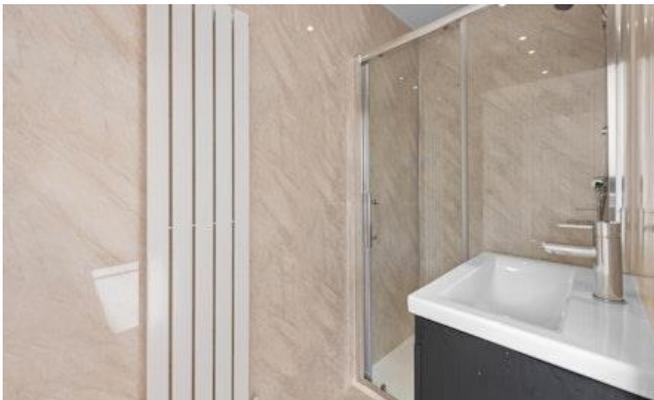
4.92m x 2.96m (16'1" x 9'8")
With pvc windows to three sides, pvc french doors opening to the garden, radiator.

KITCHEN

4.64m x 4.35m (15'2" x 14'4")
Being partly open plan with the Lounge and fitted with a range of modern shaker style base and wall units, worksurfaces, inset 1 1/2 bowl sink unit with mixer tap over, 4 ring induction hob with extractor hood above, tall oven unit housing an eye level Zanussi integrated oven, integrated fridge freezer, integrated dishwasher, spaces for washing machine and dryer, pvc door to the rear garden with covered porch, built in understairs storage cupboard.

BATHROOM

2.45m x 2.1m (8'0" x 6'11")
Fitted with a panelled bath with mixer tap and shower attachment, glass screen door, wall hung vanity unit with inset hand basin, W.C, wet wall panelling, opaque pvc window to the rear elevation.



BEDROOM 1

4.13m x 4.26m (13'6" x 14'0") maximum including en-suite. With pvc window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

Fitted with a shower enclosure with direct shower and glass screen door, wall hung vanity unit with inset hand basin, W.C with concealed cistern, wet wall panelling, extractor, modern vertical radiator.

BEDROOM 2

4.26m x 4.05m (14'0" x 13'4")
With pvc window to the front elevation, radiator.

BEDROOM 3

3.25m x 3.38m (10'8" x 11'1")
With pvc window to the rear elevation, radiator.

ATTIC ROOM

5.73m x 5.33m (18'10" x 17'6")
With pvc window to the front elevation, radiator, 2 built in cupboards to the eaves.

OUTSIDE

There are lawned garden extending to both sides and the rear. A concrete in/out drive with gravelled borders leads to the:-

INTEGRAL GARAGE

5.44m x 4.89m (17'10" x 16'0")
With electric roller shutter door, light and power connected, pvc window to the side elevation.

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Drainage is to a Septic Tank
Heating is via an oil fired boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,921.49

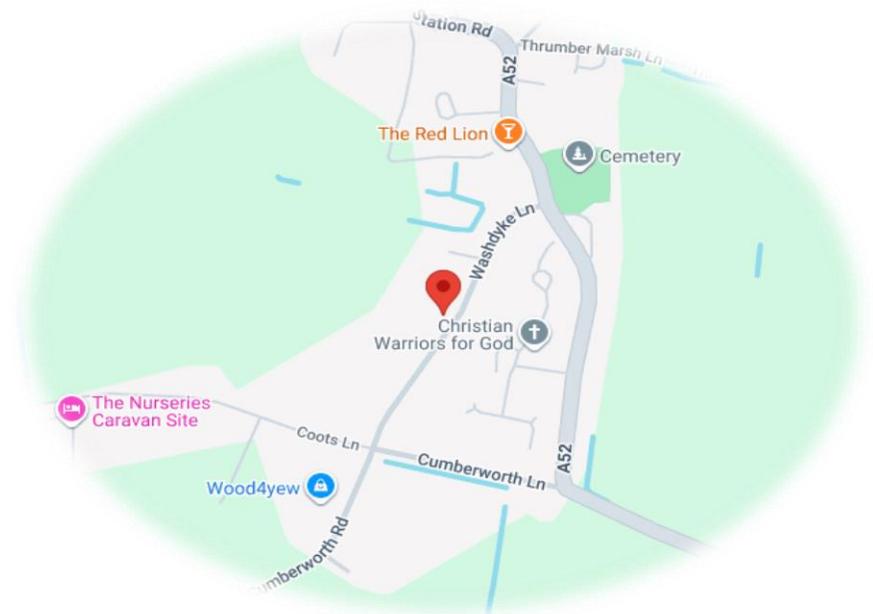
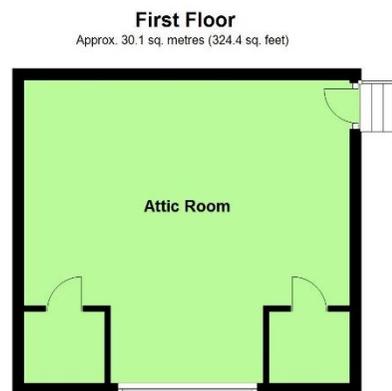
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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