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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Fanny Hands Lane Ludford LN8 6AL

**Offers in the Region Of
£289,000**

Located in this Lincolnshire Wolds village, in an area of outstanding natural beauty, this extended and exceptional, three double bedrooomed, detached bungalow enjoys an elevated position, on this peaceful small village Lane, with views towards open Wold countryside. Internally the beautifully presented accommodation, with a country cottage feel, offers three good sized reception rooms, a fitted kitchen with separate utility, three good sized double bedrooms and a large family bathroom (with scope to create a second bathroom, if required). Delightful south facing gardens, which are secluded and wrap around the bungalow. Lots of parking and space for a garage, if required. An internal viewing is a must to appreciate its location and space on offer.

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Location

Ludford is a small village which is situated at the foot of The Lincolnshire Wolds an area deemed to be of outstanding natural beauty. Ideally situated for ease of access to both the bustling market town of Louth and the market town of Market Rasen with its railway station and Racecourse. Both 10-15 minutes drive away.

The bunaglow is located on a small and peaceful Lane just off the main road. This community village has a cafe/shop, public house, village hall, playing fields and Church. The Viking Way, for keen ramblers, runs through the village, as well as a bus route to Louth and Market Rasen.

Entrance Porch

With steps leading up to an oak entrance door with inset glazed and leaded panel opens into the cottage style porch with vaulted ceiling with oak feature beams and ceiling light point, stained glass decorative uPVC window to the side elevation, tiled flooring and door to:-

Entrance Hall

Having uPVC window to the side elevation, cloaks area and radiator

Sitting Room/Garden Room

13' 0" x 10' 2" (3.96m x 3.11m)

A most delightful room with views over the gardens and Wold countryside beyond, with full length uPVC French style doors and complementing side full length side panels, exposed brick feature wall with inset display alcove, ceiling light point, feature beams to ceiling. Radiator.

Lounge

18' 2" max x 11' 5" (5.53m max x 3.49m)

The formal Lounge has an attractive fireplace with wooden fire surround, with inset tiling and exposed brick housing a multi fuel burner. TV plinth and storage cupboard. Beamed ceiling, radiator and large uPVC window overlooking the side garden.

Inner Hallway

A spacious hall having dado rail to walls, radiator, wall light points and loft access with ladders to a boarded loft space.

Dining Room

13' 10" x 10' 5" (4.21m x 3.18m)

A large dining room having uPVC window overlooking the side garden, radiator, wall light points and display feature alcove.

Kitchen

11' 7" x 10' 3" (3.54m x 3.13m)

Having a country cottage feel, the kitchen is fitted with a comprehensive range of fitted units and drawers, with contrasting worksurfaces, upstands and tiling above, inset ceramic sink unit with mixer tap over, cooker with extractor over, space for fridge and dishwasher. Tiled floor. Radiator. uPVC window to the rear elevation. Opening into the rear lobby.

Rear Lobby

Having tiled flooring, opening to the Utility Room and door to the Rear Porch.

Utility Room/Possible Cloakroom

The utility could be converted to create a further wc/shower room, if required. Having frosted uPVC window to the side elevation, spaces for fridge, freezer and washer/tumble dryer, tiled flooring and floor standing oil fired central heating boiler.

Rear Entrance Porch

Which gives access to the steps which lead to the pedestrian gate access onto the Lane.

Family Bathroom

A spacious bathroom, which again could be reconfigured to provide a bathroom and en-suite to the master bedroom next door. 4 piece suite comprising low level WC, vanity hand wash basin, 'P' shaped whirlpool bath, electric power shower cubicle, half panelled walls, radiator, tiled flooring, airing cupboard housing hot water cylinder, double glazed window to front aspect and under floor heating.

Bedroom 1

17' 9" x 10' 8" (5.42m x 3.24m)

The master bedroom having uPVC window with views over the garden and Wold countryside beyond. Wall light points, radiator and oak flooring. Built-in cupboards with vanity area and shelving and wardrobe recess.

Bedroom 2

14' 7" x 10' 10" (4.45m x 3.31m)

A good sized double having uPVC window to the rear elevation, radiator, wall light points, useful vanity wash hand basin. Built-in wardrobe with sliding doors.

Bedroom 3

14' 7" x 8' 11" (4.44m x 2.73m)

A good sized bedroom, presently used as a hobby room having uPVC window to the rear elevation, radiator, wall light points, useful hand wash basin and built-in wardrobes.

Outside

Located towards the end of a countryside lane with a gravelled driveway, which has plenty of space for a garage and gives access to double timber gates opening onto a further gravelled driveway, which feature lighting and pathway leading through the formal lawns and mature, well-stocked flowerbeds and borders, past the 'Catio' and onto an elevated patio area with further space for Garden Sheds/Storage. The pathway continues onto the paved steps and to the Front Entrance.

The Gardens continue to the side elevation, naturally screened by shrubbery and hedging with a lower level pebble finished patio area and steps to the Rear Entrance, wheelie bin storage area and side pedestrian gateway. There is also a walkway to the rear of the property with walled borders.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



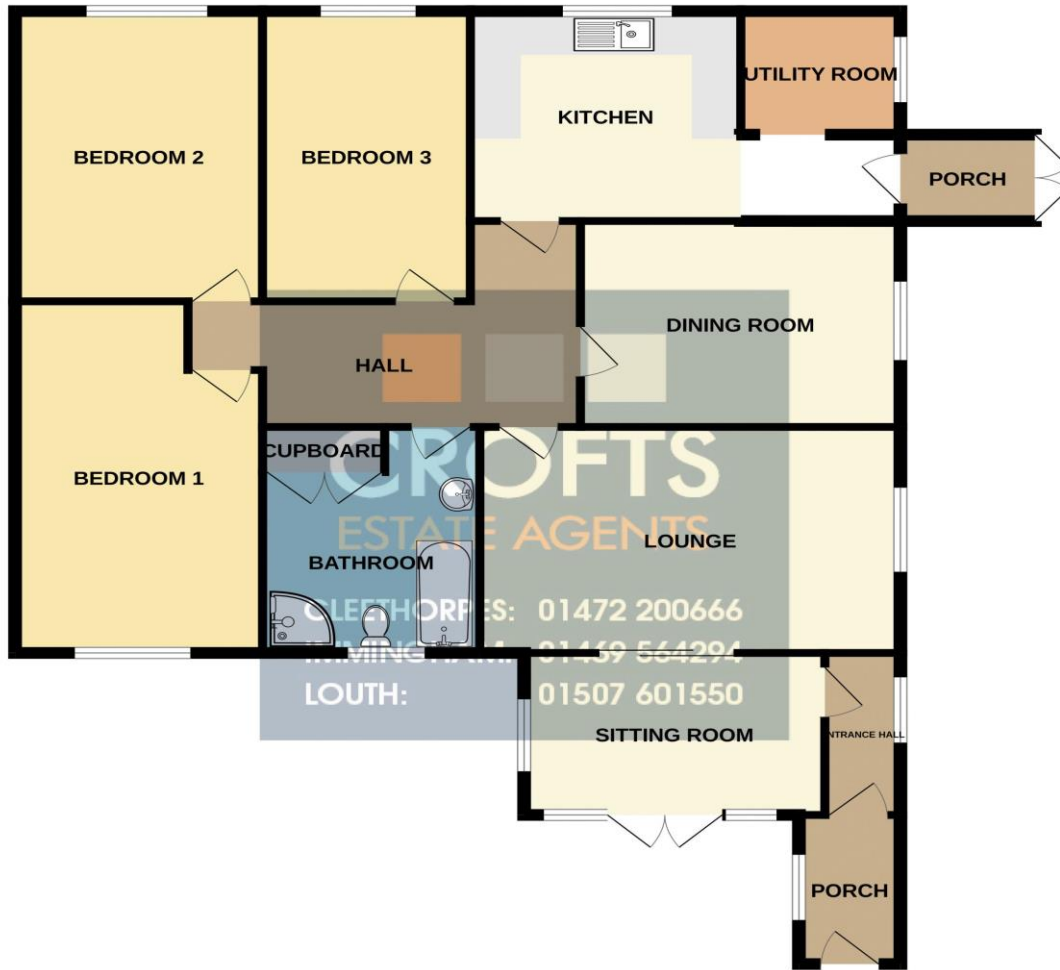




OPEN 7 DAYS A WEEK

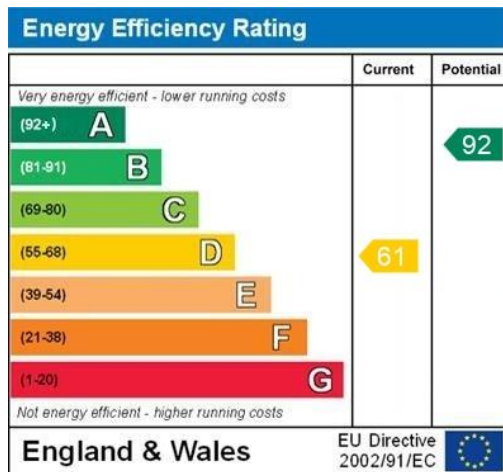
Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
129.0 sq.m. (1388 sq.ft.) approx.



TOTAL FLOOR AREA : 129.0 sq.m. (1388 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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