



CROFTS ESTATE AGENTS

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



**Campion Cottage Kiln Hill
Ludford
LN8 6AE**

**Offers in the Region Of
£199,950**

This highly deceptive and very well presented character cottage is located within the village of Ludford in Market Rasen. Having the benefit of an off road parking space to the front, the cottage would suit a variety of buyers, including first time purchasers, downsizing or could even be used as a bolt hole or holiday let. Internal viewings are strongly recommended and will reveal spacious living accommodation which retains original features, comprising of: Entrance hallway, Lounge with wood burning stove and ceiling beams, open plan fitted kitchen dining room, large conservatory backing onto the rear garden, first floor landing which leads to three bedrooms and modern bathroom suite. To the rear is a large private garden with wood storage shed enclosed to all sides by tall wood panel fencing, with patio, pathway and low maintenance artificial grass.

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Entrance Hall

11' 8" x 4' 6" (3.56m x 1.377m)

uPVC door to front opens into hallway, ceiling beams, tiled floor, radiator

Lounge

12' 3" x 11' 2" (3.732m x 3.410m)

Two uPVC windows to front, ceiling beam, modern flooring, built in storage cupboard, fireplace housing cast iron log burner. Radiator

Kitchen dining room

11' 9" x 10' 11" (3.576m x 3.315m)

uPVC sliding doors to rear leading to conservatory. Double built in storage cupboard. Stairs leading to the first floor. Tiled floors, spotlight ceiling. Bespoke fitted kitchen, central island. Spotlights to ceiling

First Floor Landing

0' 0" x ' ' (0m x m)

Leading to three bedrooms and bathroom suite

Bedroom 1

12' 4" x 11' 1" (3.750m x 3.38m)

uPVC window to front, radiator

Bedroom 3

12' 0" x 4' 7" (3.660m x 1.387m)

uPVC window to rear, radiator

Bedroom-2

11' 8" x 7' 6" (3.545m x 2.281m)

uPVC window to rear, radiator

Bathroom

7' 3" x 5' 3" (2.215m x 1.609m)

Opaque uPVC window to rear. Panelled bath with shower over, close coupled w/c, vanity wash basin

Outside

The front of the property benefits from a parking space for one vehicle. The rear garden is large and private, enclosed to all sides by wood panel fencing, There is a wooden storage shed , patio and artificial grass for ease of maintenance

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







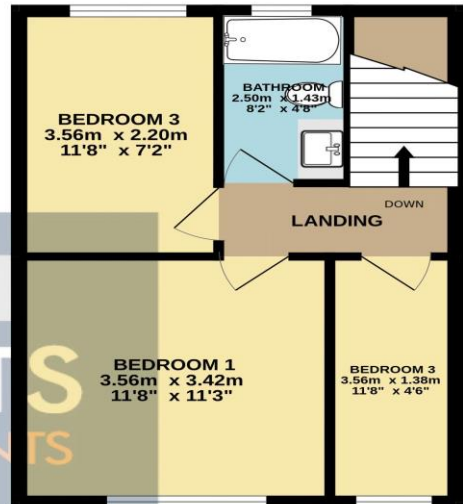
OPEN 7 DAYS A WEEK

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
46.3 sq.m. (499 sq.ft.) approx.



1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 80.5 sq.m. (866 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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