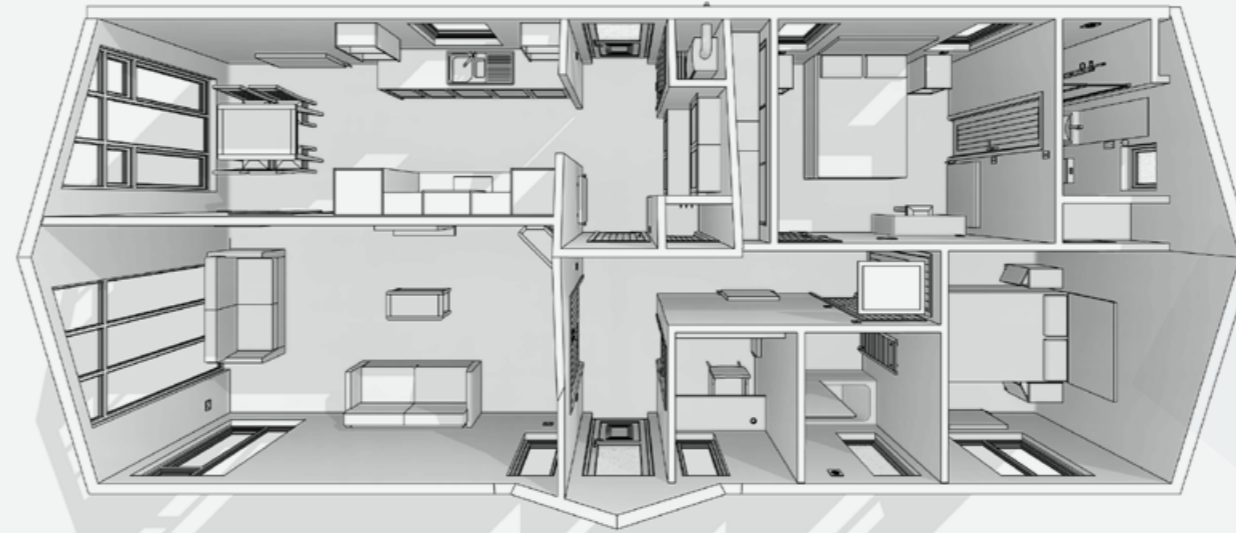




**FOR SALE**  
Offers over £255,000  
Available Now

Lusso Homes at Tye's Close have been uniquely designed offering Exclusive Quality contemporary residential homes with level access for over 45's providing an Oasis to retire in the peaceful tranquillity in the heart of the Lincolnshire Wolds.

- Secure gated CCTV entry on a site extending to nearly 2 acres with only 9 exclusive homes with a drive lined with illuminated Cyprus trees.
- Each plot has a very large garden with 1.2m laurel hedge to maximise privacy & enjoy views of the open countryside across the Lincolnshire Wolds, maintained within the service charge.
- With large block paved private drives providing parking for 2+ cars & space for optional garage/summer room, decking & hot-tubs.



**TYE'S CLOSE**  
LUDFORD, LINCOLNSHIRE WOLDS LN8 3FE

- 2 BEDROOMED DETACHED PARK HOME (PRESTIGE MAJESTIC 45 X 20)
- LARGE PRIVATE GARDEN WITH LARGE SWEEPING DRIVE & SPACE FOR A GARAGE
- SOUTH FACING PLOT WITH VIEWS OF THE WOLDS & A LARGE DECK



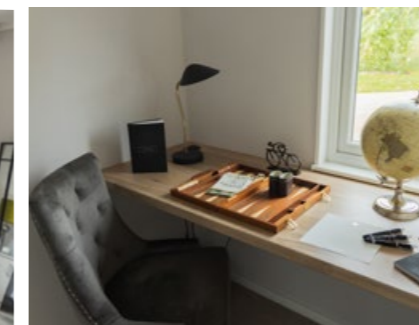
Call us today for more information  
**01673 847743**  
E: [sales@lussohomes.co.uk](mailto:sales@lussohomes.co.uk)  
[www.lussohomes.co.uk](http://www.lussohomes.co.uk)



**TYE'S CLOSE**  
LUDFORD, LINCOLNSHIRE WOLDS LN8 3FE



Or Contact Mundys Market Rasen  
**01673 847487**  
E: [marketrasen@mundys.net](mailto:marketrasen@mundys.net)  
[www.mundys.net](http://www.mundys.net)



## — 1 Tye's Close

2 bedroom Prestige Majestic 45 x 20 Park Home, designed by Lusso Homes set in a large private, landscaped plot aprox. 0.10 acres (3750sqft). The plot is south facing with a private landscaped garden with beech & laurel 1.2m hedge around the boundary situated on the edge of the village, Ludford, with views of the open countryside on the Lincolnshire Wolds. With a gated CCTV access system set in landscaped grounds with a drive lined with Cyprus trees illuminated by blue upper lighting & low level aged bollards with only 9 exclusive homes.

Internally the home comes fully furnished including carpets & curtains throughout. The Living room benefits from double doors when opened give an open plan feel with full height windows to the east leading through to the kitchen/diner. With the large, long kitchen diner benefiting from the south facing views, patio doors out to the decking & washer/drier at the back of the kitchen in the pantry area.

Opposite the living room & adjacent to the main entry door is a large study which has extra storage for coats & boot, with a separate cloakroom in the entrance lobby leading the master bedroom suite. The master bedroom suite is south facing, has large double wardrobe, dressing table & ensuite shower room, WC & sink. Across the hall from the master there is a ceiling attic for storage opposite the main bathroom with bath (shower above), WC & sink and a second bedroom with wardrobe to the west of the plot providing a tranquil guest suite.