



2a Tye's Close

Ludford, Market Rasen, LN8 6FE



Book a Viewing!

£295,000

Ludford in the Lincolnshire Wolds, just five miles from Market Rasen and within easy reach of Louth. Originally built in late 2024, the property is now being resold by its current owner, who has made a number of high-quality upgrades. These include a solar panel system with a feed-in tariff, a 5.5kW battery storage unit with inverter, and a recently constructed detached garage with electric door, fitted shower, and a sauna – available by separate negotiation. The outdoor space has also been significantly improved, with upgraded composite decking, a glass balustrade, and steps leading down to a landscaped seating area with raised planters – creating a great space for relaxing or entertaining. Inside, the home enjoys a bright and spacious layout, with cathedral-style windows and glazed double doors creating a strong connection between the living areas and outside. There are two double bedrooms, including a principal suite with walk-in wardrobe and en-suite shower room. The lounge has a dual aspect with a feature floor-to-ceiling window, an electric fire, air conditioning unit, and doors opening onto the rear decking. The kitchen/diner is also dual aspect and includes integrated appliances, stylish cabinetry, and external access to the decking area. A family bathroom and utility cupboard are located off the central hallway.





KEY INFO:

Tenure: Regulated Licence Agreement

Ground Rent: £2,450 per annum

Council Tax: Band A

Heating: Electric and piped LPG

Age Restriction: Over 45s only

Pets: Up to two cats or dogs allowed

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council .

VIEWINGS - By prior appointment through Mundys.

LOCATION

Tyes Close is a private, gated development of just nine high-quality homes exclusively for residents aged over 45. Set in the Lincolnshire Wolds – an Area of Outstanding Natural Beauty – the park enjoys a peaceful rural setting while still offering access to nearby villages and market towns. Each home sits on a generous plot with private garden space bordered by laurel hedging for privacy. The layout allows plenty of room between properties, with space for garages, garden rooms, or additional landscaping.





The development is fully residential and licensed for year-round living, with residents managing their own utility services directly with providers for full transparency and control. Pets are welcome, and many homes have been sensitively adapted to include pet-safe garden boundaries without impacting the natural feel. Tyes Close offers a rare opportunity to enjoy modern park home living in a relaxed and well-kept countryside community.

ACCOMMODATION

KITCHEN/DINER

21' 0" x 13' 8" (6.4m x 4.17m) A bright, dual-aspect space with two UPVC double-glazed windows and an external door leading out to the decking. Fitted with a range of wall, drawer and base units with matching upstands, worktops and a composite sink/drainer with mixer tap. Integrated appliances include an oven, microwave, induction hob with extractor over, fridge/freezer and washing machine. Finished with laminate flooring, LED kickboard lighting, two radiators, spotlights, and a wall-mounted cupboard housing the LPG boiler.

LOUNGE

21' 0" x 12' 0" (6.4m x 3.66m) Dual aspect with a floor-to-ceiling window and UPVC double-glazed double doors opening onto the decking. Features include an electric fire with TV point above, vertical radiator, standard radiator, air conditioning unit, and spotlights.

INNER HALLWAY

Access to both bedrooms and the bathroom



BEDROOM 1

11' 2" x 10' 2" (3.4m x 3.1m) Double bedroom with UPVC double-glazed window, radiator, and walk-in wardrobe.

EN-SUITE

6' 7" x 5' 8" (2.01m x 1.73m) With UPVC double-glazed window, vinyl flooring, low-level WC, wash hand basin with vanity unit, walk-in shower with panelled surround, heated towel rail, extractor fan and spotlights.

WARDROBE

6' 7" x 4' 2" (2.01m x 1.27m)



BEDROOM 2

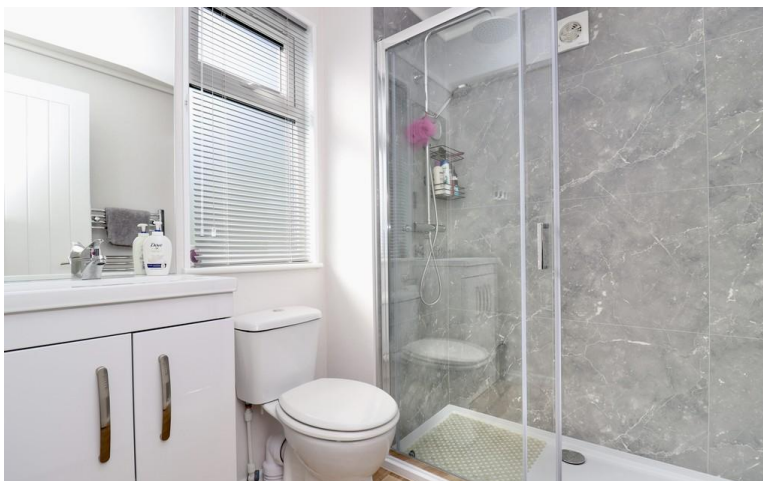
10' 6" x 10' 4" (3.2m x 3.15m) Double room with UPVC double-glazed window, fitted wardrobe and radiator.

BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m) UPVC double-glazed window, vinyl flooring, low-level WC, wash hand basin with storage below, bath with panelled surround and mains shower over, heated towel rail, extractor fan and spotlights.

OUTSIDE

The property occupies a generous corner plot with ample off-road parking and a detached garage featuring an electric door, side access door, shower, and sauna (available by separate negotiation). From both the kitchen and lounge, there is access to an upgraded composite decking area with a glass balustrade, leading down to lawned gardens and a further composite seating area with integrated raised flowerbeds.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

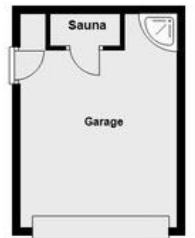
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 109.2 sq. metres (1175.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for sale or accuracy.

Mundys Estate Agents
Plan produced using iPlotter.

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22 Queen Street
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