



5 Salters Cottage, Chapel Lane

Ludford, Market Rasen, LN8 6AQ



Book a Viewing!

£165,000

An excellent opportunity to acquire a Three Bedroom Semi Detached House situated on a quiet lane within the village of Ludford, on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The property is ideally positioned between the market towns of Market Rasen and Louth, both offering a range of shops, schools, and amenities, while Lincoln is also within convenient reach. The property now requires a full programme of refurbishment but provides huge potential to create a lovely family home. The accommodation briefly comprises an Entrance Hallway, Dining Room, Lounge, Kitchen, Inner Hallway, Utility Room, and downstairs Shower Room. To the First Floor, a Landing gives access to three Bedrooms and a Family Bathroom. Externally, the property benefits from a driveway providing off-road parking, which leads to a hardstanding rear garden area and a garage. The property is offered for sale with no onward chain, representing an ideal purchase for those seeking a renovation project in an attractive Lincolnshire Wolds location.



SERVICES

All mains services available. Oil fired central heating.

EPC RATING — E.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the rural village of Ludford, which lies within the Lincolnshire Wolds, an area of outstanding natural beauty. The village itself has a church and public house. The nearby Market Towns of Louth and Market Rasen offer a wide range of amenities.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed window, stairs to first floor and radiator.

DINING ROOM

12' 6" x 10' 6" (3.81m x 3.2m) With two UPVC double glazed windows and radiator.

LOUNGE

15' 3" x 10' 5" (4.65m x 3.18m) With UPVC double glazed window, radiator and fireplace.

KITCHEN

13' 11" x 8' 3" (4.24m x 2.51m) With UPVC double glazed window, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer, space for freestanding cooker, and radiator.

INNER HALLWAY

With UPVC double glazed external door.

UTILITY ROOM

11' 3" x 6' 6" (3.43m x 1.98m) With radiator, plumbing and space for washing machine.

SHOWER ROOM

With double glazed window, low level WC and shower cubicle.

FIRST FLOOR LANDING

With UPVC double glazed window and airing cupboard housing hot water cylinder.

BEDROOM 1

12' 9" x 10' 5" (3.89m x 3.18m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

10' 5" x 10' 2" (3.18m x 3.1m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 3

9' 2" x 7' 7" (2.79m x 2.31m) With UPVC double glazed window, built-in wardrobe and radiator.

BATHROOM

7' 3" x 5' 11" (2.21m x 1.8m) With UPVC double glazed window, low level WC, wash hand basin, bath, extractor fan and radiator.

OUTSIDE

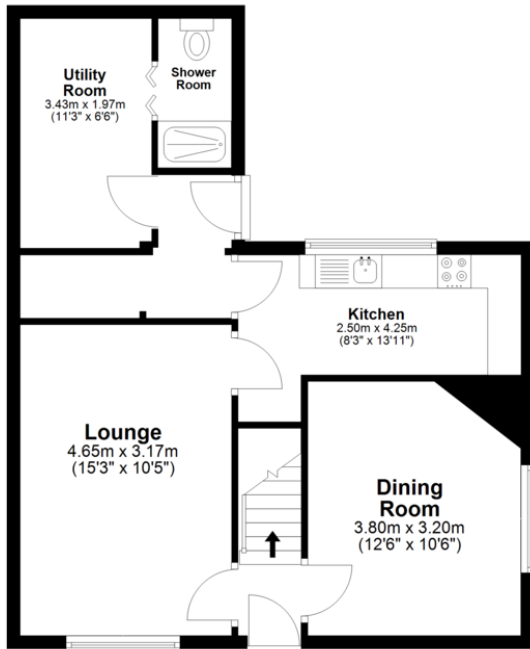
With a driveway providing ample off road parking, leading to a hardstanding rear garden with garage.





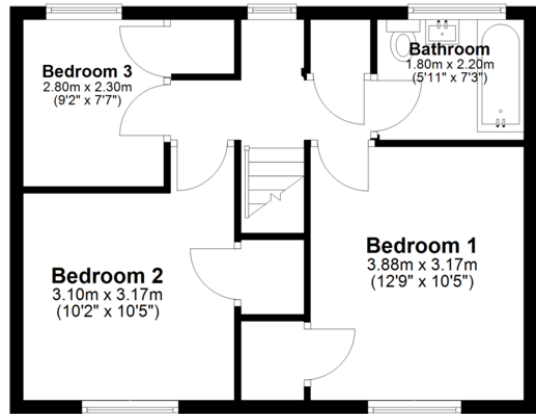
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 Callum 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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 the 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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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