



CHOICE PROPERTIES

Estate Agents

10 Old Barn Court,
Ludford, LN8 6AZ

Reduced To £199,950



Choice Properties are delighted to offer for sale this charming three bedroom semi detached house situated in the sought-after village of Ludford which is within the Lincolnshire Wolds, an area of outstanding natural beauty. This fantastic property is additionally offered with no upper chain so contact us to arrange a viewing and take the first step towards making this wonderful property your own.

The abundantly light and well laid out accommodation comprises:-

Hallway

12'3" x 7'0"

Staircase to the first floor, doors to kitchen, reception room and w.c.

Kitchen

8'9" x 9'11"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral cooker with microwave over, four ring electric hob with extractor over, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, uPVC double glazed window, partly tiled walls, inset spot lights to the ceiling, door to:-

Dining Room

8'9" x 10'0"

Abundantly light and bright dining space, uPVC double glazed window, feature opening into:-

Reception Room

12'3" x 12'11"

Electric fire set into featured marble style surround, TV Aerial point, telephone point, uPVC double glazed window.

Landing

2'9" x 3'7"

With doors to all bedrooms and family bathroom.

Bedroom 1

12'3" x 8'9"

Spacious double bedroom with fitted wardrobes providing lots of storage, uPVC double glazed window, loft access.

Bedroom 2

8'2" x 12'8"

Spacious double bedroom, uPVC double glazed window.

Bedroom 3

9'2" x 7'4"

Spacious single bedroom/Office space, uPVC double glazed window.

Bathroom

8'2" x 7'3"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., built in storage cupboard, tiled splash backs, inset spot lights to the ceiling, uPVC double glazed window.

WC

5'2" x 2'8"

Fitted with a two piece suite comprising wash hand basin with single taps and tiled splash back, dual flush w.c.

Driveway

Paved driveway providing off road parking.

Garage

18'05" x 10'00"

With up and over door, power and lighting.

Garden

The property is fronted by a lawned garden edged by low level hedging. To the rear of the property you will find a sizeable lawned garden featuring trees, shrubbery and hedging along with a greenhouse.

Tenure

Freehold.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band -B.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing arrangements

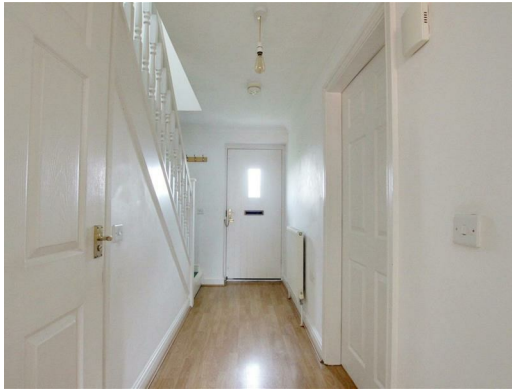
By appointment through Choice Properties on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

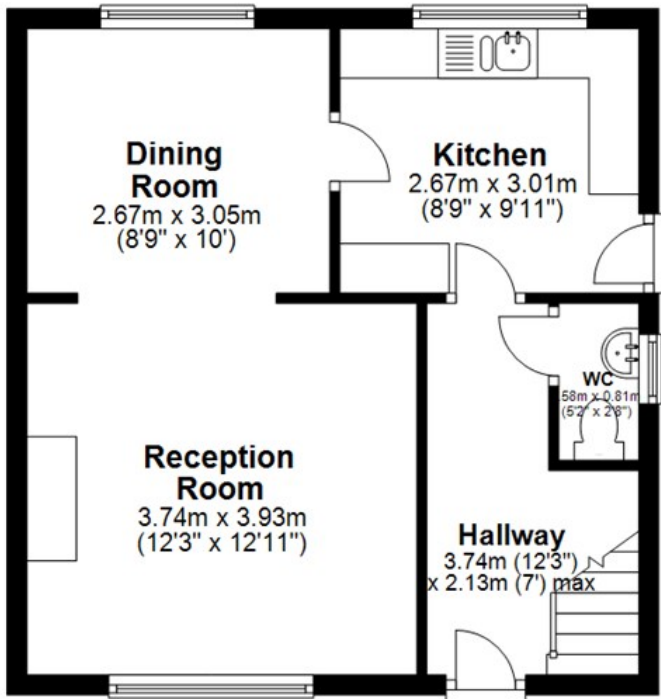
Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

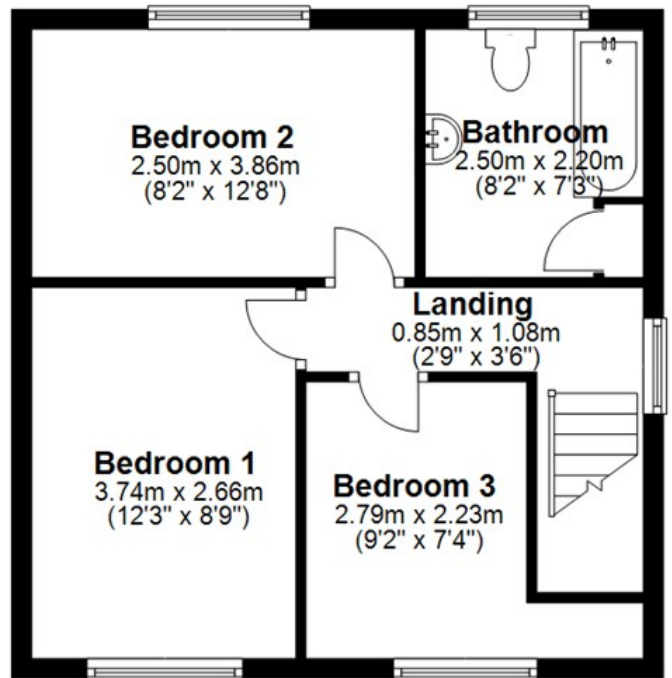




Ground Floor



First Floor



Directions

Use the postcode 'LN8 6AZ' and the sat nav will take you directly to the door. Number 10 is towards the bottom of Old Barn Court on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

