



# CHOICE PROPERTIES

*Estate Agents*

Sunnymead Conisholme Road,  
Ludney, LN11 7JU

Price £325,000



Welcome to this charming detached bungalow set back from the road and located in the picturesque village of Ludney. This eco-friendly property boasts a spacious 1,250 sq ft of living space, perfect for those seeking a tranquil rural retreat.

The extensive living accommodation is boosted by a capacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features three double bedrooms, offering plenty of space for a growing family or visiting guests.

With two bathrooms, this bungalow provides convenience and comfort for everyday living. The eco-friendly features of the property not only help reduce your carbon footprint but also create a sustainable and energy-efficient home.

Situated in a serene rural setting, this bungalow offers a peaceful escape from the hustle and bustle of city life. The spacious layout allows for plenty of natural light to fill the rooms, creating a warm and inviting atmosphere throughout.

Don't miss a chance to own a delightful detached bungalow.

With the additional benefit of a heat recovery and ventilation system, an air source heat pump, solar panels, and 'Everest' UVPC triple and double glazing throughout, the most spacious and well laid out internal accommodation comprises :-

### **Entrance Porch**

7'0 x 5'0

with UVPC entrance door and UVPC double glazed window to side aspect. UVPC door to:-

### **Hallway**

21'0 x 4'0

with fully redecorated walls and new internal oak doors throughout. Two large double door storage cupboards, one fitted with shelving, the other housing the storage tank for the air source heat pump and electric meter. New fitted glass fronted bookcase. Thermostat. Smoke alarm.

### **Living Room**

15'0 x 16'9

Secondary triple glazing UVPC windows. Fireplace with space for a log burner. Radiator. Powerpoints. Telephone point. Ethernet sockets.

### **Kitchen**

12'0 x 13'1

with fitted wooden wall and base units with work surfaces over and lights under wall units. Integral fridge. Integral Freezer. Integral oven. 4 ring electric hob. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Space for dishwasher. Thermostat. UVPC double glazed windows. Radiator. Power points. UVPC door leading to conservatory.

### **Conservatory**

11'0 x 13'2

with UVPC double glazing to all aspects. Insulated roof. Ceiling fan. Flyscreens. Power points. UVPC french doors leading to paved patio area.

### **Bedroom 1**

12'0 x 10'10

Double bedroom with fitted 'Hammonds' five door wardrobe. Secondary triple glazing UVPC window to front aspect. Radiator. Power points.

### **Bedroom 2**

10' x 10'10

Double bedroom with fitted double door wardrobe with shelving. UVPC double glazed window to side aspect. Power point. Radiator. Door to:-

### **Ensuite**

7' x 9'9

Wetroom fitted with four piece suite consisting of electric shower with seat and hand rail, handle flush w.c., pedestal wash hand basin with 'Triton' electric hot water tap and single cold water tap, and porcelain 'Heritage' bidet. Storage cupboard with plumbing for washing machine. Underfloor heating. Backlit mirror with white light, bluetooth, electric shaving point and infra-red touch switch. Extractor fan forming part of the heat recovery and ventilation unit. Double glazed UVPC windows.

### **Bedroom 3**

10' x 10'10

Double bedroom with fitted storage cupboard with telephone point and power points inside. Access to boarded loft space which houses the unit for the heat recovery and ventilation unit with pollen filter inside. Radiator. Powerpoint. UVPC double glazed window.

### **Bathroom**

6' x 9'1

Fully tiled bathroom fitted with three piece suite consisting of bath with electric shower over, handle flush w.c., pedestal sink with single taps. Extractor fan forming part of the heat recovery and ventilation unit. Double glazed UVPC windows.

### **Garage/Store Room**

With up and over door. Power and lighting.

## **Driveway**

Large gravelled in and out driveway with space for four vehicles. Charging point for electric vehicle.

## **Gardens**

Fully enclosed wraparound laid to lawn gardens surrounding the property on all sides with hedgerows at borders. Paved patio area adjacent to conservatory with unit for 'Mitsubishi' air source heat pump. Expansive views of countryside at the rear. Septic tank.

## **Eco-Friendly Features**

Fully paid off, 10 year old solar panels which provide an income of £2,000 per annum. Heat recovery and ventilation unit with pollen filter which conserves 93% of all heat generated by the property. Air source heat pump which has been installed for 10 years. All heating within the property is electric.

## **Tenure**

Freehold.

## **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.

## **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.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount Payable 2024/2025 - £1837.53.

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.







Approximate total area<sup>(1)</sup>  
1245.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

