



# CHOICE PROPERTIES

*Estate Agents*

Campion Cottage Kiln Hill,  
Ludford, LN8 6AE

Reduced To £210,000



Choice Properties are delighted to offer for sale this most charming terraced cottage featuring 3 bedrooms, living room, kitchen and super sun room which looks out on to the most pretty, private garden. Situated in the small country village of Ludford and only a short drive from the historic towns of both Louth and Market Rasen this lovely property is ideally placed for all local amenities. Viewing is Highly Recommended.

With the benefit of Propane Gas Fired Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

## **Porch Canopy**

### **Entrance Hall**

12' x 4'10"

With Front Entrance Door. Tiled Floor. Beamed Ceiling. Radiator.

### **Living Room**

11'10" x 11'6"

Feature fireplace housing multi fuel burner. Beamed ceiling. Radiator.

### **Kitchen**

14'8" x 12'

Attractive kitchen featuring grey drawers and cupboards with oak work surfaces over and matching oak wall units. Feature island sits nicely in the middle of the kitchen with oak counter top and storage under. One and half bowl sink unit and mixer tap with drainer. Space for Range cooker. Fitted cupboards housing Veissmann Gas boiler which supplies central heating and hot water. Tiled floor. Recessed lighting. Staircase to landing. Understairs storage cupboard. Sliding patio door to the Sun Room.

### **Sun Room**

15' x 9'11"

With sliding patio door leading on to the rear garden.

## **Landing**

### **Bedroom 1**

12' x 11'4"

Radiator. Fitted Cupboards. Loft access to the roof space.

### **Bedroom 2**

11'11" x 7'8"

Radiator.

### **Bedroom 3/Office**

12'0" x 4'11"

Radiator

### **Bathroom & w.c.**

9' x 5'3"

With panelled bath with mains shower over and shower screen. Push button flush w.c. Wash hand basin with mixer tap set on oak counter top with vanity storage underneath. Part tiled. Radiator.

## **Car Standing Space**

With car standing space to the front of the property.

## **Gardens**

To the front of the property is an attractive ornamental slate area with planted pots and a gravelled car standing space. To the rear is a private garden with sunny patio area and lawned garden which features a plethora of colourful flowers and shrub borders. To the rear of the garden is a gravelled area and garden shed and log store to the side. The gardens also benefit from water taps to both front and rear.

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

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

## **Viewing Arrangements**

Viewing by Appointment through our Louth Office on 01507 860033

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

## **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.







Floor 0



Floor 1

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

**Reduced headroom**  
2.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# Directions

Use the postcode LN8 6AE for directions to the property

