



CHOICE PROPERTIES

Estate Agents

The Skylarks Magna Mile,
Ludford, Market Rasen, LN8 6AJ
Reduced To £315,000



Nestled in the charming village of Ludford, Market Rasen, this delightful detached house on Magna Mile offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, family bathroom and ground floor cloakroom, this home is ideal for families or those seeking extra space.

The spacious living areas provide ample room for both entertaining guests and enjoying quiet evenings at home.

The property boasts private gardens, offering a serene outdoor space for gardening enthusiasts or simply unwinding in a peaceful setting. The large driveway ensures convenient parking for multiple vehicles, making it easy for family and friends to visit.

Additionally, the presence of a WORKSHOP and STORE adds to the property's appeal, providing an excellent space for hobbies or extra storage.

This home in Ludford is not just a place to live; it is a sanctuary that combines modern living with the tranquillity of village life. With its attractive features and convenient location, this property is a wonderful opportunity for anyone looking to settle in a picturesque area.

With the added benefit of Oil Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation consists of :-

Front entrance door to;

Entrance Lobby

9'1 x 5'2

Tiled floor. Door to:

Entrance Hall

5'8 x 6'1

With a bespoke wooden spindle staircase leading to the first floor landing. Under stairs storage area. Radiator.

Cloakroom W.C.

4'0 x 5'8

With w.c. and wash hand basin. Radiator. Part tiled walls.

Lounge

16'0 x 11'11

Multi fuel burner. Radiator. Bow window.

Kitchen/Diner

20'9 x 9'11

Fitted wall and base units with work surfaces over. Ceramic sink unit and drainer with mixer taps. 2 radiators. Breakfast bar. Part tiled walls. Space for range oven. Bi-folding doors leading into the Sun lounge.

Utility Room

5'4 x 9'11

Fitted base units and work surfaces. Plumbing for washing machine and dishwasher. Side door. Extractor fan. Oil boiler which supplies the central heating and hot water.

Sun Lounge

11'2 x 14'4

With door leading out to the patio and garden. Pitched Ceiling. Spot Lighting.

Landing

6'4 x 7'0

Radiator. Access to the loft area with pull down ladder. Airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 1

13'10 x 11'11

Radiator. Three fitted wardrobes. Fitted blind to door.

Bedroom 2

12'11 x 10'1

Radiator. Mirror effect fitted wardrobes. Fitted blind to door.

Bedroom 3

8'5 x 9'11

Radiator. Fitted hanging rails and drawers. Fitted blind to door.

Bathroom

10'3 x 5'11

Four piece white suite which consists of a Jacuzzi bath, shower enclosure, wash hand basin and w.c. Part tiled walls. wall mounted radiators. Extractor fan.

Driveway

Spacious gravelled driveway with ample parking for several vehicles plus caravan if required. Double opening wrought iron gates.

Gardens

To the rear of the property is a privately enclosed garden which is laid to lawn with a paved patio area and feature planting. Feature pond, shed and greenhouse. Gated access to the side

Workshop & Store

26'9 x 8'8

Within the rear garden is a brick built store with power and lighting. There is also a store attached to the side.

Tenure

Freehold - No Onward Chain.

Council Tax

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 D.

Viewing Arrangements

By appointment through Choice Properties on 01507 4622777

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

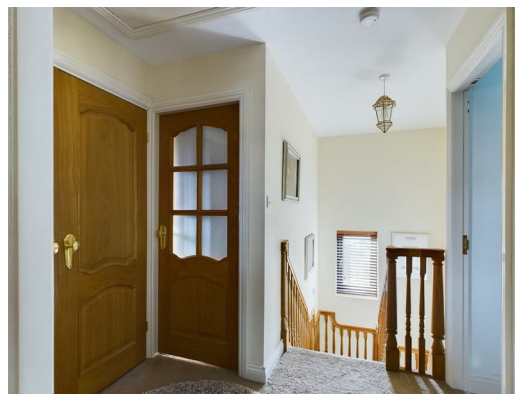
Making an offer

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.

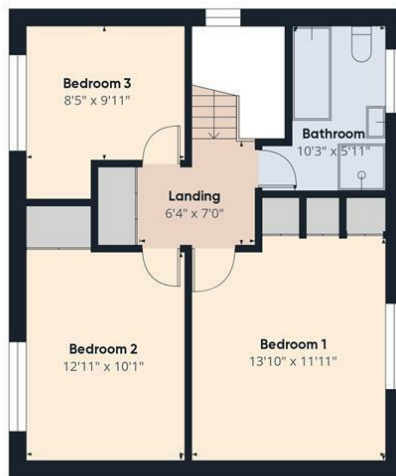
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1589.19 ft²

Reduced headroom

3.99 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Please use postcode LN8 6AJ for directions.

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	

