



CHOICE PROPERTIES

Estate Agents

Auld Reekie Ludborough Park,
Grimsby, DN36 5SN

Reduced To £375,000



It is a absolute pleasure for Choice Properties to bring to market this delightful three bedroom detached dormer bungalow situated on Ludborough Park situated in the charming countryside village of Ludborough. Set in a picturesque location, the property boasts expansive views overlooking a lake that dates back to 1280 that extends onto the rolling hills of the Lincolnshire Wolds behind. The property features a plethora of generously proportioned interior rooms including a kitchen, living room, utility, dining room, conservatory, three bedrooms, downstairs shower room and wc, and a upstairs bathroom and wc and is sold with all appliances and curtains included. To the exterior, the property benefits from beautifully maintained gardens to both the front and rear, a brick built detached workshop, and a block paved driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing, the generously proportioned internal living accommodation comprises:-

Entrance Hall

With uPVC entrance door. Internal door leading to hallway. Paved stone flooring. Telephone point. Power points.

Hallway

Staircase leading to first floor landing with recess under. Double door storage cupboard. Radiator. Telephone point. Power points. Console for security alarm system.

Living Room

Electric fire set in feature fireplace with tiled hearth and brick built surround. Large bow uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Kitchen

Fitted with wall, base, and drawer units worksurfaces over. Four ring electric hob with extractor hood over. One and a half bowl stainless steel sink with mixer tap and drainer. Integral twin oven. Island with base units with worksurface over with overhang providing a breakfast bar area. Space for dish washer. Space for two under work surface fridge/freezers. Part tiled walls. Fully tiled flooring. Ceiling fan. Power points. Tv aerial point. Radiator. uPVC window to front aspect. Door to:-

Utility

Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for American style fridge freezer. Plumbing for washing machine. Space for dryer. Part tiled walls. Tiled flooring. Two large storage cupboards with one housing the hot water tank and console for solar panels. 'Worcester' oil boiler. Ceiling fan. Power points. uPVC window to rear aspect. Door to:-

Rear Hallway

With tiled flooring and uPVC door leading to garden.

Dining Room

With large uPVC window to front aspect. Radiator. Power points. Telephone points.

Bedroom 3

Double bedroom with large fitted wardrobes. Radiator. Power points. Ceiling fan. French doors leading to:-

Conservatory

With uPVC windows to all aspects. Laminate flooring. Pitched ceiling. Radiators. Power points. uPVC French doors leading to garden.

Shower Room

Fitted with a walk in shower with traditional and rainfall shower attachments and a wash band basin set over large vanity unit. Tiled flooring. Fully tiled walls. Chrome heated towel rail. uPVC frosted window to rear aspect.

Downstairs WC

Fitted with a low level wc and a wall mounted wash hand basin with single taps. Part tiled walls. Tiled flooring. uPVC window to rear aspect.

Landing

Internal doors to all first floor rooms.

Bedroom 1

Large double bedroom with two fitted wardrobes. Access to loft via loft hatch. Under eaves storage. Power point. Telephone point. Tv aerial point. Velux window. uPVC window to side aspect. Door to large walk in storage cupboard which houses the hot water tanks.

Bedroom 2

Double bedroom with Velux window and uPVC window to side aspect. Radiator. Power points. Under eaves storage. Lakeside views alongside views of St Mary's Church.

Bathroom

Fitted with a panelled bath with shower over with rainfall and traditional shower attachments and a wash hand basin with mixer tap set over vanity unit. Part tiled walls. Tiled flooring. Radiator. Frosted uPVC window to rear aspect.

WC

Fitted with a low level wc and a wall mounted wash hand basin. Part tiled walls. Tiled flooring. uPVC window to rear aspect.

Garden

The property boasts well manicured gardens to both the front and the rear. Both gardens feature a plethora of mature plants, trees, and shrubbery, including a bay leaf tree, which add an abundance of life and colour to the garden. The rear garden is fully enclosed and is mostly laid to lawn but does feature a patio area which provides the perfect place for outdoor seating and it is further enhanced by the fact that it is south facing as well as having picturesque views of the lake behind. Due to the property being south facing, it also benefits from solar panels on the main property and workshop providing green energy for the home. The garden is also home to a summer house which is currently used as a storage space for garden furniture.

Workshop

The property benefits from a brick built detached outbuilding with wooden pedestrian access door to the front. The building was formerly a garage and can easily be converted back to one. This building provides the perfect space for a workshop or alternatively provides extra outdoor storage space.

Driveway

Block paved driveway providing off the road parking for several vehicles.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

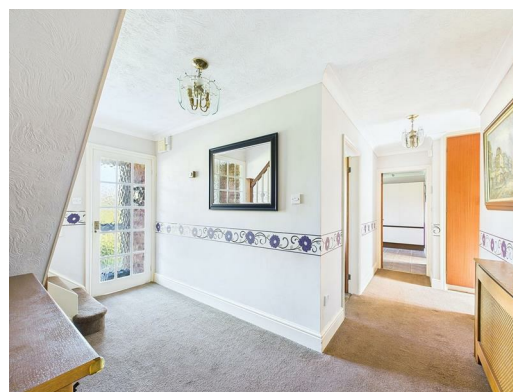
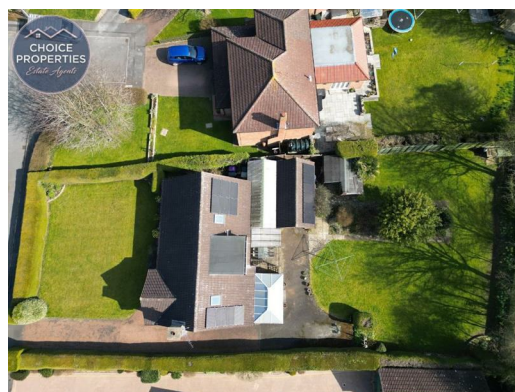
Opening Hours

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

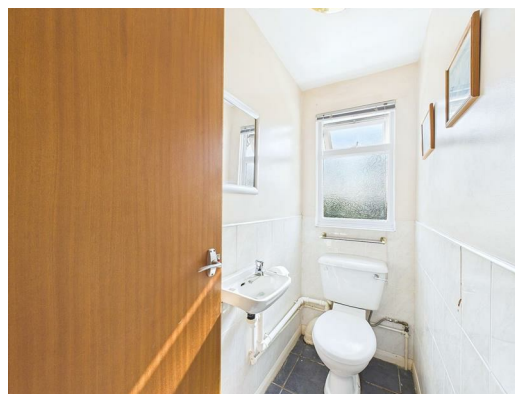
Making An Offer

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.

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⁽¹⁾

1669.68 ft²

Reduced headroom

14.64 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

Exit Louth via the A16 and head towards Grimsby. Continue for 4.5 miles then turn left onto the A18. Continue on this road for 1 mile into the village of Ludborough and then turn right onto station road and the take your first right onto Ludborough Park. You will find the property straight ahead.

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	

