



**MAGNA MILE, LUDFORD**  
**GUIDE PRICE £270,000**







Welcome to this charming semi-detached cottage located in the picturesque Magna Mile, Ludford, just 5.6 miles from Market Rasen. This delightful property benefits from a kitchen with sitting area, a dining room and living room, a sizeable utility and downstairs W.C. To the first floor you have three bedrooms and a bathroom.

One of the highlights of this property is the attractive secure south facing rear garden, offering a peaceful retreat where you can enjoy the outdoors in privacy. Additionally benefitting from off-road parking spaces for multiple vehicles and a strong broadband connection throughout the property!

Whether you're looking for a new family home or a tranquil retreat in the countryside, this charming cottage in Magna Mile is sure to capture your heart. Don't miss the opportunity to make this lovely property your own and experience the joys of countryside living in the Lincolnshire Wolds.



### **Location - Ludford**

Ludford is a small village situated at the foot of The Lincolnshire Wolds – an Area of Outstanding Natural Beauty. It is approximately 9 miles from Louth, 16 miles from Grimsby and 30 miles from Lincoln. It is well serviced, including The Viking Way garden café & gift shop and The White Hart inn which holds weekly events including quiz nights. It is also ideally situated for ease of access to excellent village schools.

There are some pleasant walks nearby including 'A Walk On The Wildside' which is roughly 7 miles skirting the edge of the Deserted Medieval Village at Wykeham and leaving the Viking Way. Onwards and upwards to Great Tows, the highest point of the walk where there are fine views of the Wolds top and often a brisk breeze blowing.

It is also approximately 8 miles from Market Rasen train station which connects to Kings Cross multiple times a day via Lincoln.

### **Entrance Porch**

3'6" x 5'10"

With tiled flooring, wooden double glazed windows to both sides and stained glass front door. There is an internal door leading into the hall and wall lighting.

### **Hallway**

Welcoming hall with a staircase leading to the first floor landing with a useful under stair storage cupboard, coving to the ceiling and a door leading into the kitchen and living room.

### **Living Room**

11'11" x 13'5" (max)

With uPVC double glazed windows to the front and side, a feature fireplace with wooden mantle and surround, wall lighting, coving to the ceiling and a radiator.

### **Kitchen / Sitting Room**

12'10" x 19'9"

The kitchen is fitted with a range of wall, base and drawer units with a wooden worksurface over, one bowl sink with mixer tap and draining area to the side. There is a 'Nobel' cooker with two hot plates, tiled splashbacks and a door leading into the dining room.

The sitting area features a fireplace with bricked surround and wooden mantle, there is a uPVC double glazed window to the side and uPVC patio doors which lead out to the rear patio area, there is a radiator, tiled flooring and wall lighting.

### **Dining Room**

10'0" x 11'10"

Bright and airy dining room with uPVC double glazed window to the side, a radiator and a door leading into the utility.

### **Utility**

9'8" x 12'2"

Useful space with a fitted worksurface and spaces below for a washing machine, dish washer and tumble dryer. Free standing 'Grant' oil fired boiler, space for a fridge freezer, a radiator, partly tiled walls, uPVC double glazed window to the side and a door leading out onto the rear patio area and door into the downstairs W.C.

### **W.C**

4'8" x 3'3"

Fitted with a wash hand basin, W.C and tiled splashbacks.





### **First Floor Landing**

With access to all bedrooms and bathroom, coving to the ceiling, loft access hatch and a radiator.

### **Bedroom One**

11'11" (max) x 11'11"

Double bedroom with uPVC double glazed window to the front, coving to the ceiling and a radiator.

### **Bedroom Two**

12'9" x 10'9" (max)

Double bedroom with uPVC double glazed window to the rear overlooking the rear garden, coving to the ceiling and a radiator.

### **Bedroom Three**

7'5" (max) x 8'5"

With uPVC double glazed window to the front, coving to the ceiling and a radiator.

### **Bathroom**

8'10" x 8'5"

Sizeable bathroom fitted with a three piece suite consisting of a panelled bath with shower over and glass shower screen, W.C and wash hand basin. There is a uPVC double glazed privacy glass window to the rear, coving to the ceiling, part tiled walls and a radiator.

### **Outside**

The property is fronted with a driveway which provides ample parking spaces and a front garden featuring mature shrubs to the side, several planters and a gateway leading to the rear garden.

The rear garden is south facing and mainly laid to lawn and is fully secure with fencing and hedging to the boundary, a range of mature shrubs, trees and bushes provide additional privacy. A raised patio area provides the perfect place for alfresco dining and hosting in the summer months whilst over looking the attractive gardens. The garden also benefits from vegetable patches tucked away in the corner, a summer house, an area for a green house and garden shed. The oil tank is located in the rear garden.

### **Services**

Mains water, drainage and electricity are understood to be connected. The vendor has advised us that there is a very strong broadband connection throughout the property. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Council Tax Band**

East Lindsey Council Tax Band B

### **Brochure Prepared**

May 2024

### **Viewings**

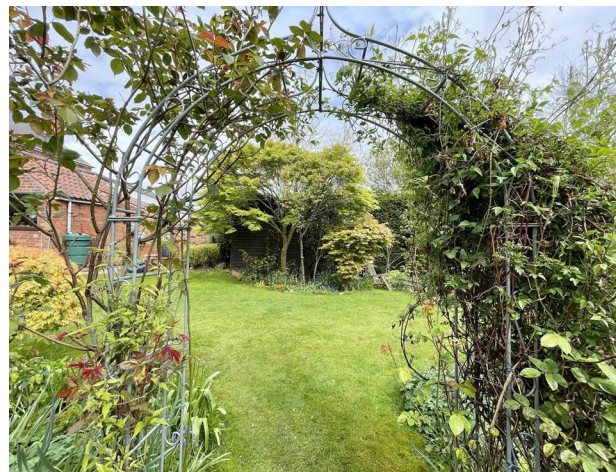
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

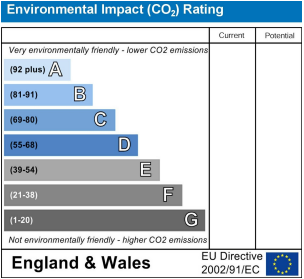
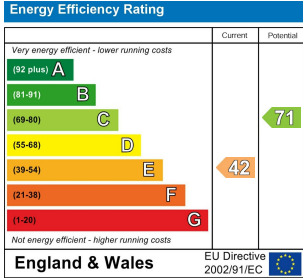
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm











To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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