



**Bracken Fanny Hands Lane, Market Rasen, LN8 6AL**  
**Asking Price £170,000**

**NO ONWARD CHAIN!**

TES Property are delighted to offer for sale this attractive semi detached bungalow located in the village of Ludford, in the heart of the Lincolnshire Wolds and conveniently situated between the the market towns of Louth and Market Rasen, both offering a wide variety of amenities. This well maintained property consists of a dining kitchen, lounge, two bedrooms and a shower room. Benefitting from ample off road parking to the front with a garage and a sunny court yard garden to the rear.



### **Location - Ludford**

Ludford is a small village situated in The Lincolnshire Wolds an area deemed to be of outstanding natural beauty. Ludford also retains one of its original pubs the White Hart and also boasts a village shop and Cafe at the Viking Way Coffee House. Ideally situated for ease of access to Excellent village schools, and to Market Rasen which is approximately 6 miles away and Louth which is approximately 8 miles away. Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets.

### **Kitchen Diner 10'7" x 12'1" (3.24m x 3.69m )**



The kitchen is fitted with a range of shaker style wall, base and drawer units with worktop over incorporating a one bowl sink unit with drainer and mixer tap, there is space for an oven with extractor over, space and plumbing for a washing machine and space for a fridge freezer. You enter via a uPVC front door to the side with uPVC double glazed window to the front, tiled flooring and splashbacks, wall mounted oil fired boiler, spotlights to the ceiling, radiator, space for a dining table and a door leading into the hallway.

### **Inner Hallway**

Hallway leading to all rooms with a loft access hatch, smoke alarm and an airing cupboard housing the hot water cylinder.

### **Lounge 10'7" x 15'4" (3.24m x 4.69m )**



Cosy room with uPVC double glazed window to the front, T.V aerial point, fitted shelving and a radiator.

### **Shower Room 6'1" x 5'5" (1.87m x 1.67m )**



Fitted with a modern three piece suite consisting of a corner shower cubicle with sliding glass doors, a w.c and wash hand basin with mixer tap. The walls are fully tiled with a uPVC double glazed privacy glass window to the side, extractor and a radiator.



### **Bedroom 10'7" x 6'10" (3.25m x 2.10m )**



With uPVC double glazed window to the rear and a radiator.

### **Bedroom 10'2" x 10'7" (max) (3.11m x 3.24m (max))**



With fitted wardrobes to one wall, a radiator and uPVC double glazed sliding patio door leading out to the rear garden.

### **Rear Garden**



The rear garden is enclosed with fencing to the boundaries and features a wide range of mature shrubs, trees and plants throughout. There is a patio area with a door leading into the garage and an area to the rear which houses the oil tank.

### **Front Garden**



The property is fronted with a sizeable gravelled driveway which provides off road parking for multiple vehicles, the area is enclosed with wooden fencing with gated access to the front. There are a range of attractive shrubs and trees adding privacy with a small area which is laid to lawn. There is an area leading down the side of the property and down to the garage and front door with a concrete pathway and outside lighting.

### **Garage 8'7" x 17'1" (2.62m x 5.23m )**

With double opening wooden doors to the front, personnel door to the side, power and lighting.

### **Services**

Mains water, drainage and electricity are understood to be connected with oil fired central heating. 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.

**Brochure Prepared**

April 2025.

**Council Tax**

East Lindsey District Council Tax Band B.

**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

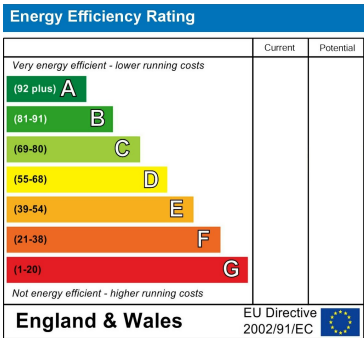
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



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.