









welcome to

1 Highfield View Magna Mile, Ludford MARKET RASEN

A spacious four bedroom home boasting two reception rooms, office space, gated driveway, sought after village location, workshop, garage AND ample off road parking! This property is an ideal family home and early viewing is strongly recommended.













Entrance Porch Lounge

12' 7" x 17' 9" (3.84m x 5.41m)

Double glazed window to the front, carpet flooring, TV point, radiator

Dining Room

16' x 11' 1" (4.88m x 3.38m) uPVC french doors to the rear, double glazed window to the side, radiator

Kitchen

16' 1" x 10' 2" (4.90m x 3.10m)

Double glazed window to the rear, laminate flooring, breakfast bar, stainless steel sink, double electric oven, gas hob, radiator

Office

14' 6" x 10' 4" (4.42m x 3.15m)

Bedroom One

12' 6" x 13' 10" (3.81m x 4.22m)

Double glazed window to the front, carpet flooring, radiator

Bedroom Two

10' 8" x 11' 10" (3.25m x 3.61m)

Double glazed window to the rear, carpet flooring, radiator

Bedroom Three

8' 1" x 11' 10" (2.46m x 3.61m)

Double glazed window to the front, carpet flooring, radiator

Bedroom Four

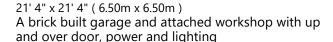
4' 11" x 7' 2" (1.50m x 2.18m)

Double glazed window to the side, carpet flooring, radiator

Bathroom

Double glazed window to the rear, vinyl flooring, low level wc, wash hand basin, electric shower cubicle, bath, radiator

Garage & Workshop







welcome to

1 Highfield View Magna Mile, Ludford MARKET RASEN

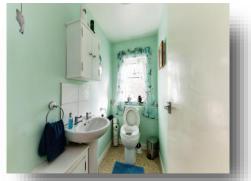
- GUIDE PRICE OF £250,000 £260,000
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- OFFICE SPACE
- BRICK BUILT GARAGE & ATTACHED WORKSHOP

Tenure: Freehold EPC Rating: C

guide price

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR119751



Property Ref: LCR119751 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk