



**1 Highfield View Magna Mile, Ludford MARKET RASEN LN8
6AH**

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

21' 4" x 21' 4" (6.50m x 6.50m)

A brick built garage and attached workshop with up and over door, power and lighting



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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

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Property Ref:
LCR119751 - 0004

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