



Magna Mile | Ludford

| Asking Price: £265,000



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When it comes to  
property it must be

  
lovelle





## SUMMARY

- Semi Detached Cottage
- Popular Wolds Village Location
- Entrance Hall, Lounge, Dining Room
- Kitchen, WC / Cloakroom, Office
- 4 Bedrooms & Bathroom
- Gardens Front & Rear
- Gated Driveway, Garage & Workshop
- EPC Rating - C / Air Source Heat Pump
- Solar Panels with Feed in Tariff

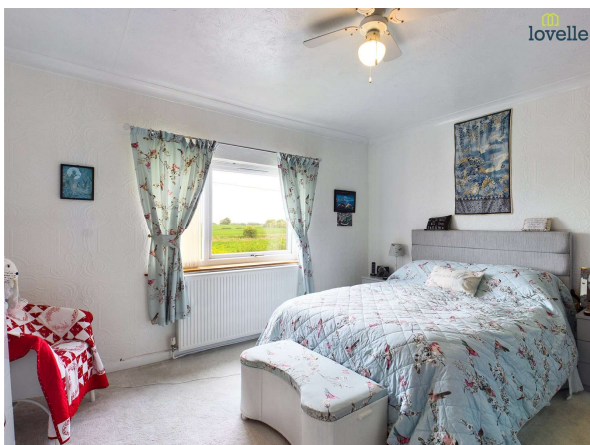
## DESCRIPTION

**\*EXCEPTIONAL 4 BEDROOM SEMI DETACHED COTTAGE, CHARMING VILLAGE LOCATION.** We are delighted to offer for sale this impressive and extended cottage. 3 reception rooms, 4 bedrooms & bathroom. Gardens, Driveway, Garage & Workshop. **MUST BE VIEWED TO FULLY APPRECIATE.**

## LOCATION

Ludford is a small village which is situated at the foot of The Lincolnshire Wolds an area deemed to be of outstanding natural beauty. Ideally situated for ease of access 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 confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets.





## PARTICULARS OF SALE

### Entrance Porch:

3'6" x 4'9" (1.07m x 1.45m)

uPVC front entrance door and double glazed window to side aspect

### Lounge:

12'8" x 17'10" (3.86m x 5.44m)

glazed entrance door, double glazed window to front aspect, 2 radiators, feature fire place with inset electric fire and stairs to first floor accommodation

### Dining Room:

16'1" x 11'1" (4.9m x 3.38m)

uPVC French doors to rear aspect, radiator and double glazed window to side aspect

### Breakfast Kitchen:

16'2" x 10'2" (4.93m x 3.1m)

a range of fitted wall and base units, breakfast bar, space and plumbing for washing machine, stainless steel sink unit, integrated double electric oven, integrated dishwasher, 4 ring gas hob, space and plumbing for 'American' fridge freezer, pantry cupboard, radiator, tiled splash backs, laminate flooring and double glazed window to rear aspect

### Rear Hall:

6' x 3'9" (1.83m x 1.14m)

laminate flooring and radiator

### Rear Entrance Porch:

5' x 6'11" (1.52m x 2.1m)

uPVC rear entrance door

### Office:

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

double glazed window to side aspect, radiator, laminate flooring and uPVC French doors. (could be utilised as a ground floor 5th bedroom)

### WC / Cloakroom:

3'8" x 6'9" (1.12m x 2.06m)

low level WC, pedestal hand wash basin and double glazed window to side aspect

### Landing:

5' x 12'6" (1.52m x 3.8m)

roof void access and airing cupboard

### Bedroom 1:

12'6" x 13'11" (3.8m x 4.24m)

double glazed window to front aspect, radiator and fitted wardrobes

### Bedroom 2:

8'1" x 11'10" (2.46m x 3.6m)

double glazed window to rear aspect and radiator



### Bedroom 3:

10'9" x 11' (3.28m x 3.35m)

double glazed window to rear aspect and radiator

### Bedroom 4:

5' x 7'2" (1.52m x 2.18m)

double glazed window to side aspect and radiator

### Bathroom:

10'9" x 8'6" (3.28m x 2.6m)

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath unit, electric shower cubicle, tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

### Gardens:

The front garden of the property is enclosed with laurel hedging and is mostly laid to lawn. To the rear of the property is a low maintenance garden being mostly laid to lawn and concrete patio area

### Gated Driveway:

electric gates giving access to generous driveway providing ample off road parking for a number of vehicles

### Garage & Workshop:

brick built garage and attached workshop, with up and over door to garage side, uPVC entrance door to workshop, with power, lighting and double glazed window to front aspect



## TENURE

The tenure of this property is Freehold.

## SERVICES

### MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111. Council Tax Band - C

<https://www.e-lindsey.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01673 844069.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01673 844069 to arrange an appointment.

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be

advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

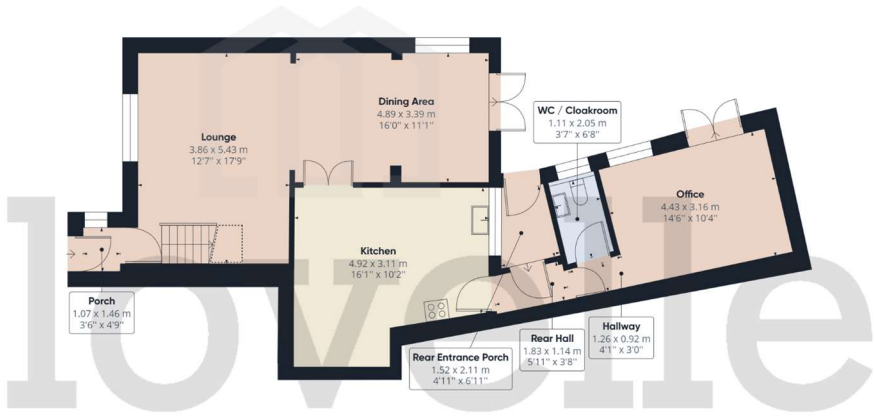
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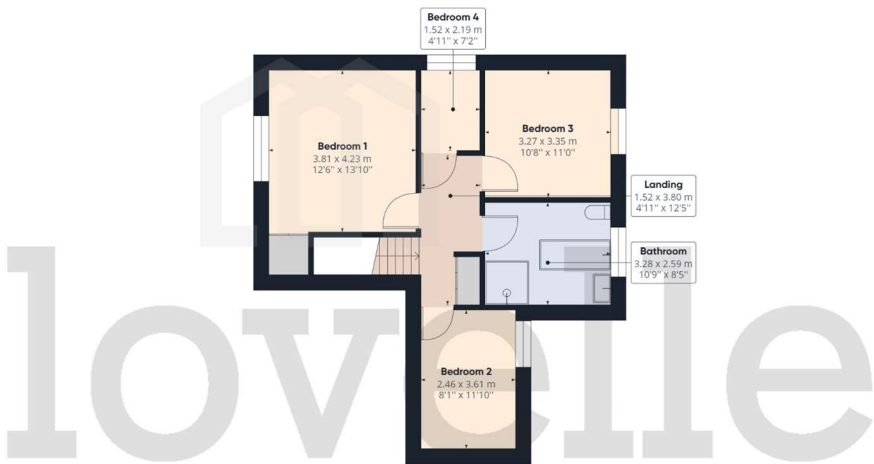
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1482.22 ft<sup>2</sup>  
137.70 m<sup>2</sup>

Reduced headroom

18.04 ft<sup>2</sup>  
1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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