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Old Barn Court, Ludford



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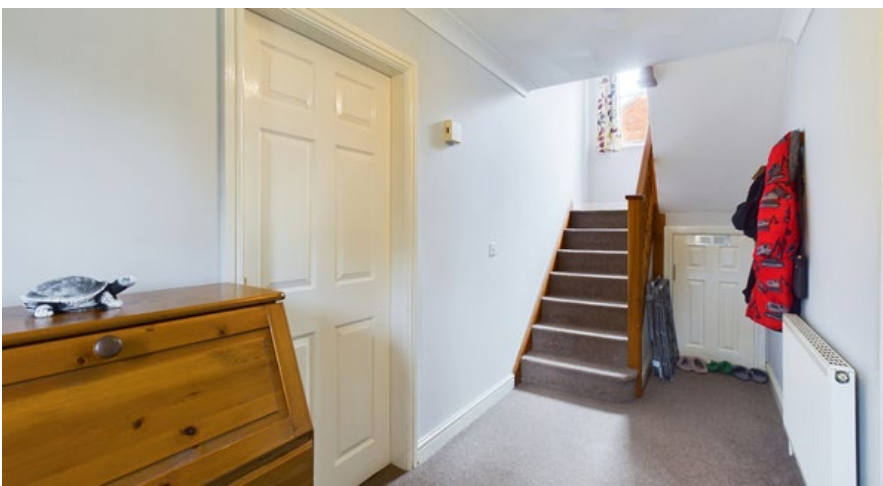
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When it comes to
property it must b


lovelle



£300,000

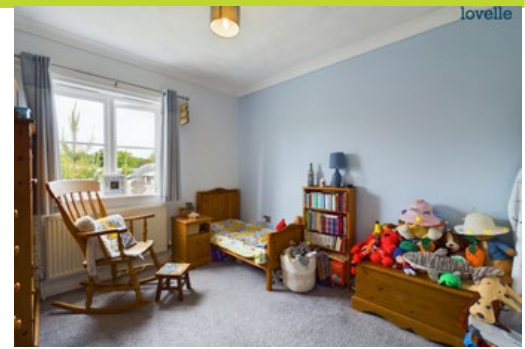
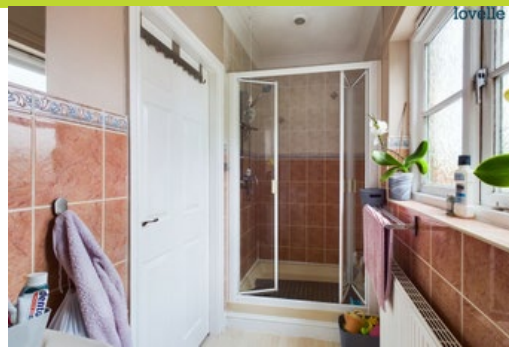


3 BED DETACHED PROPERTY LOCATED IN WOLDS VILLAGE LOCATION Briefly comprising, lounge, conservatory and fitted kitchen, utility & downstairs cloakroom. 3 DOUBLE BEDROOMS, en-suite shower room & family bathroom. Gardens & generous driveway with detached garage. **VIEWING ADVISED**

Key Features

- Detached Family Home
- Wolds Village Location
- Entrance Hall, Lounge
- Kitchen Diner, Utility
- Cloakroom, Conservatory
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating D
- Tenure: Freehold





Situation

Ludford is a small village which is situated at the foot of The Lincolnshire Wolds an area deemed to be of outstanding natural beauty. Ludford was home to 101 Squadron during WWII based at Ludford Magna. 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.

Entrance Hall

1.73m x 4.77m (5.7ft x 15.6ft)

timber entrance door, radiator, stairs to first floor accommodation, storage under and double glazed window to rear aspect

Lounge

3.72m x 5.61m (12.2ft x 18.4ft)

double glazed window to front aspect, 2 radiators and feature fire place with log burner inset

Conservatory

3.07m x 3.72m (10.1ft x 12.2ft)

brick built base, radiator and French doors to garden

Kitchen Diner

3.66m x 5.6m (12ft x 18.4ft)

a range of fitted wall and base units, breakfast bar, sink unit, 4 ring hob, electric oven, space for fridge freezer, tiled splash backs, tiled flooring, radiator, recessed lighting, granite effect work surface, soft closed drawers and walk in pantry with shelving, wine rack, lighting and double glazed windows to front and rear aspect

Utility

2.86m x 3.05m (9.4ft x 10ft)

fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, hot water cylinder, tiled splash backs, tiled flooring, radiator, roof void access and double glazed window to front aspect

Boot Room

1.81m x 1.75m (5.9ft x 5.7ft)

timber entrance door, tiled flooring and radiator

WC / Cloakroom

1.02m x 1.78m (3.3ft x 5.8ft)

low level WC, hand wash basin, radiator, tiled splash backs, tiled flooring and double glazed window to rear aspect

Landing

2.87m x 0.93m (9.4ft x 3.1ft)

double glazed window to rear aspect, airing cupboard housing hot water cylinder, roof void access with ladder and is 3/4 boarded

Bedroom 1

3.74m x 4.37m (12.3ft x 14.3ft)

double glazed windows to front and side aspect, and radiator

Ensuite

3.72m x 1.27m (12.2ft x 4.2ft)

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

Bedroom 2

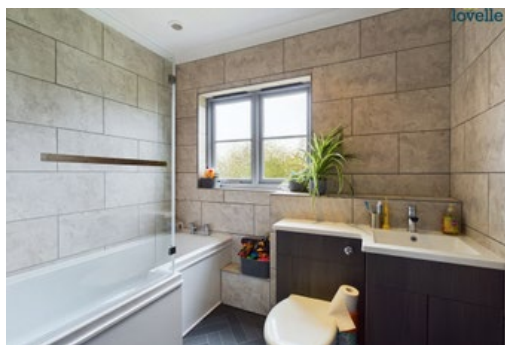
3.04m x 3.38m (10ft x 11.1ft)

double glazed window to front aspect and radiator

Bedroom 3

3.76m x 2.22m (12.3ft x 7.3ft)

double glazed window to rear aspect and radiator





Bathroom

2.42m x 2.4m (7.9ft x 7.9ft)

newly fitted 3 piece suite comprising low level WC, vanity hand wash basin, 'P' shaped bath with shower over

Gardens

occupying a generous corner plot with fully enclosed gardens to all aspects, the front garden being mostly laid to lawn with water feature and pond. The rear is again mostly laid to lawn with paved patio area, raised vegetable beds and timber sheds

Garage

electric door, part boarded loft space with ladder, power and lighting

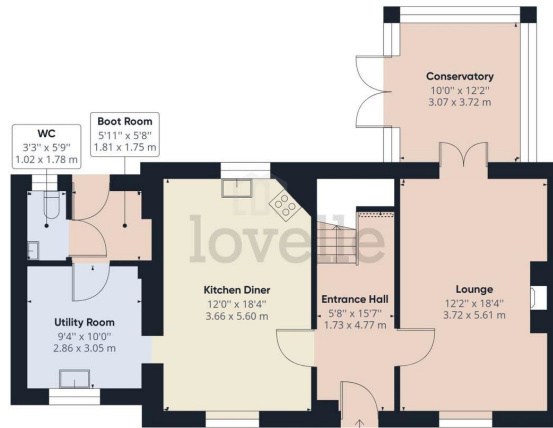
Drive way

generous driveway providing ample off road parking for a number of vehicles as well as extra hardstanding area

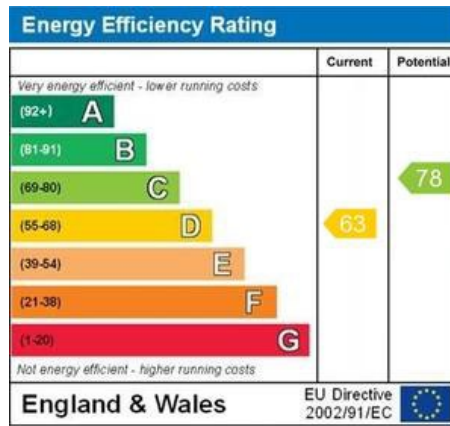
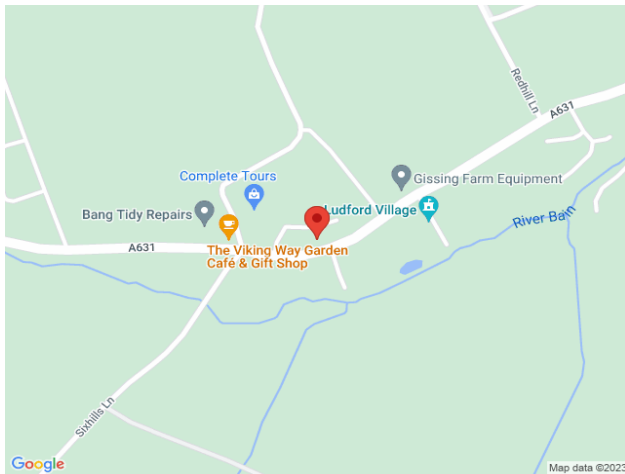
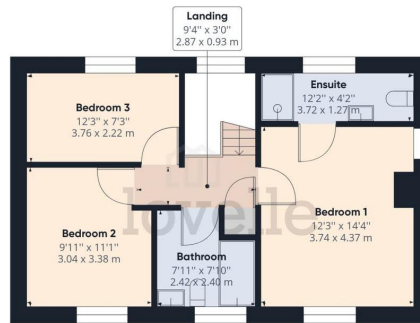
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Ground Floor



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When it comes to **property** it must be

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