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## Salter's Cottages, Ludford



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£175,000



**\*IMPRESSIVE SEMI - DETACHED BUNGALOW, MUCH MORE THAN MEETS THE EYE\***  
 This splendid bungalow offers spacious accommodation. Entrance hall, lounge, kitchen diner, utility porch, 2 bedrooms & bathroom. Gardens & driveway.

**NO ONWARD CHAIN**

**Key Features**

- Semi Detached Bungalow
- Wolds Village Location
- Quiet Cul De Sac Position
- Entrance Hall, Lounge
- Kitchen Diner, Rear Porch
- 2 Bedrooms, Bathroom
- EPC rating TBC
- Tenure: Freehold





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## 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. Ideally situated for ease of access to Market Rasen which is approximately 6 miles away and Louth which is approximately 8 miles away.

## Entrance Hall

upvc front entrance door, electric storage heater and storage cupboard

## Lounge

5.12m x 3.06m (16.8ft x 10ft)

double glazed windows to rear and side aspects, electric storage heater and feature fire place with inset open fire

## Kitchen

2.51m x 2.45m (8.2ft x 8ft)

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, integrated fridge freezer, splash backs, tiled flooring and double glazed window to front aspect

## Dining Room

2.6m x 2.57m (8.5ft x 8.4ft)

double glazed window to front aspect, electric storage heater and 2 storage cupboards

## Rear Porch / Utility

1.74m x 1.12m (5.7ft x 3.7ft)

uPVC rear entrance door, double glazed window to side aspect, space for tumble dryer and tiled flooring

## Bedroom 1

3.65m x 3.57m (12ft x 11.7ft)

double glazed window to rear aspect and electric storage heater

## Bedroom 2

2.79m x 2.77m (9.2ft x 9.1ft)

double glazed window to front aspect, electric storage heater and fitted storage

## Bathroom

2.08m x 1.73m (6.8ft x 5.7ft)

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath unit with shower over, tiled splash backs, roof void access and double glazed window to front aspect

## Gardens

occupying a good sized plot with gardens front and rear. The front garden is open plan with planted shrubs and flowers. The rear garden is mostly laid to lawn, paved patio area, timber shed and greenhouse

## Driveway

block paved 'in & out' driveway providing ample off street parking

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

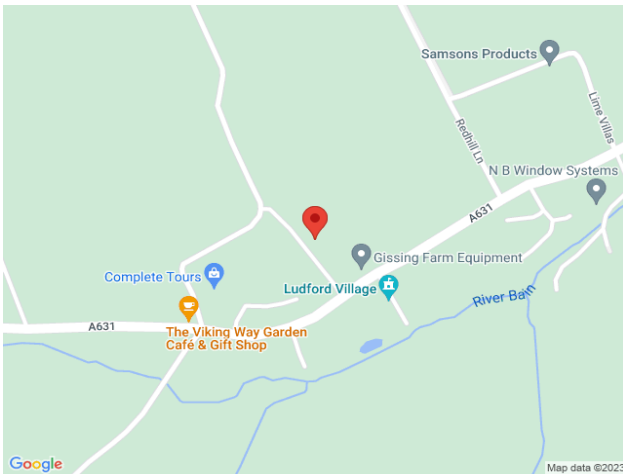
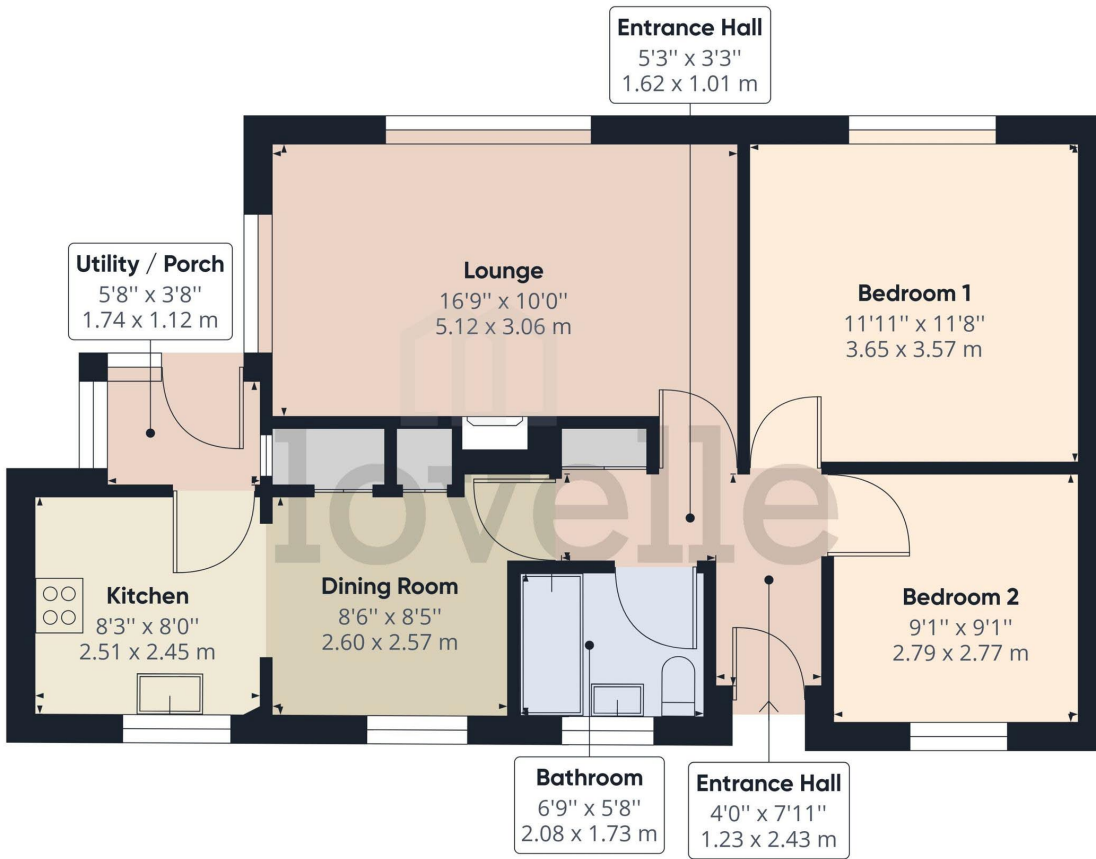
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Approximate total area<sup>(1)</sup>  
687.47 ft<sup>2</sup>  
63.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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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01673 844069

marketrasen@lovelle.co.uk