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Bain Rise, Ludford



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£200,000



SPLENDID DETACHED BUNGALOW, SPACIOUS ACCOMMODATION We are delighted to offer for sale this superb bungalow which offers countryside living within the LINCOLNSHIRE WOLDS. The property occupies a generous plot and enjoys garden to rear with Driveway & Garage... VIEWING ADVISED

Key Features

- Splendid Detached Bungalow
- Wolds Village Location
- Quiet Cul-De-Sac Position
- Spacious Accommodation
- Entrance Hall, Lounge Diner
- Kitchen, Conservatory
- 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 Porch

brick built storm porch

Entrance Hall

0.92m x 3.44m (3ft x 11.3ft)

double glazed entrance door, radiator, roof void access and storage cupboard

Lounge Diner

4.81m x 3.74m (15.8ft x 12.3ft)

uPVC French doors with adjoining side screens and radiator

Conservatory

2.58m x 2.85m (8.5ft x 9.4ft)

brick built base, radiator and 2 uPVC entrance door

Kitchen

2.82m x 3.46m (9.3ft x 11.4ft)

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

Bedroom 1

3.61m x 3.75m (11.8ft x 12.3ft)

double glazed window to rear aspect and radiator

Bedroom 2

2.49m x 3.45m (8.2ft x 11.3ft)

double glazed window to front aspect and radiator

Bathroom

2.02m x 2.11m (6.6ft x 6.9ft)

3 piece suite comprising low level WC, vanity hand wash basin, panlled bath with shower over, fully tiled walls, tiled flooring, heated towel rail and double glazed window to front aspect

Gardens

occupying a generous plot, the front garden is open plan and mostly laid to lawn. The rear garden is again mostly laid to lawn, with paved patio area, 2 timber sheds and oil tank

Garage

2.7m x 4.96m (8.9ft x 16.3ft)

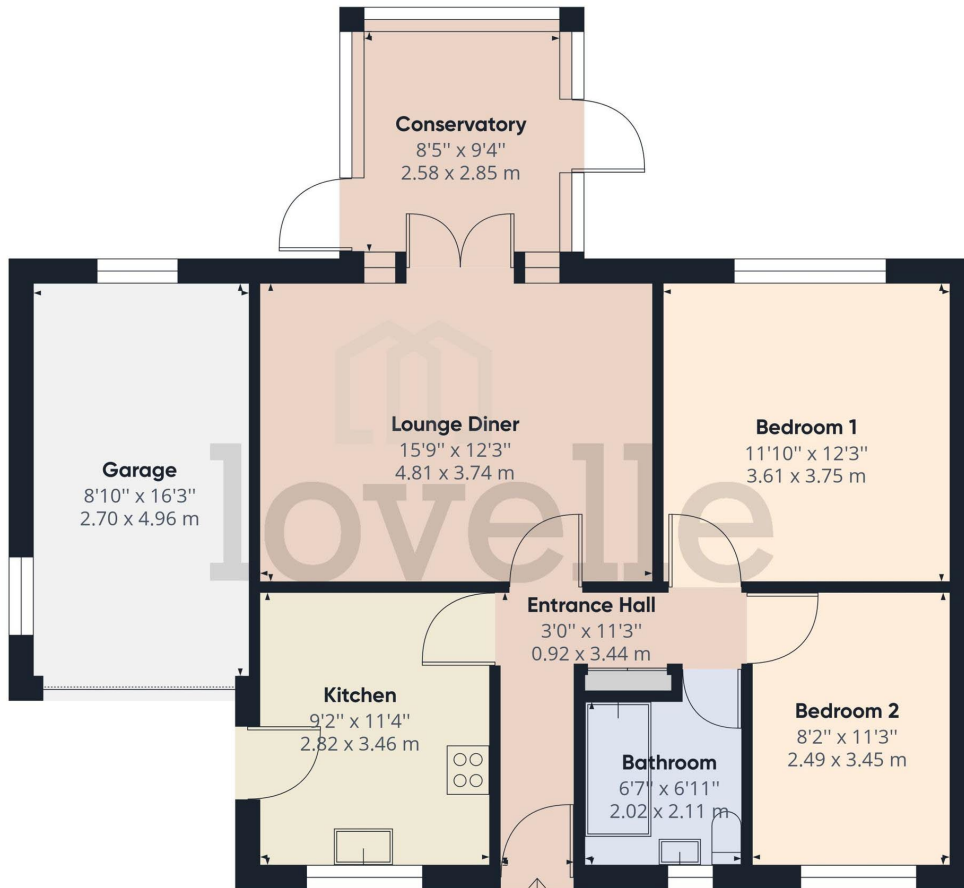
up and over door, side entrance door, power and lighting

Driveway

tarmac driveway providing off road parking for a number of vehicles

Agents Notes

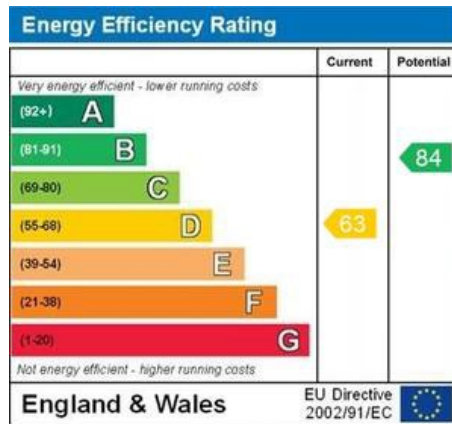
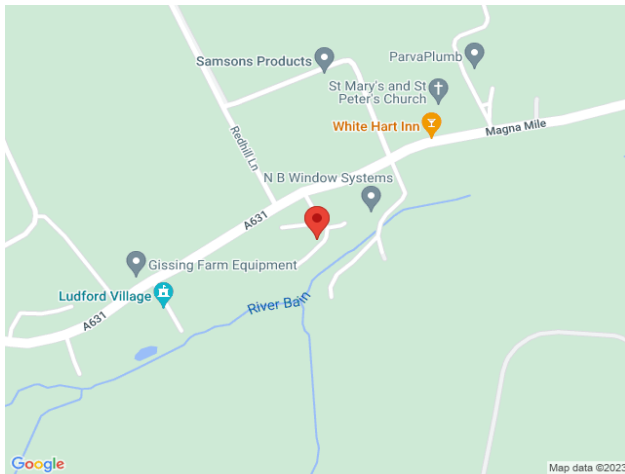
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Approximate total area⁽¹⁾
902.22 ft²
83.82 m²

(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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