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Magna Mile, Ludford



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£375,000



IMMACULATELY PRESENTED 3 BEDROOM DETACHED BUNGALOW, in LincInshire Wolds Village. Elevated position with open field views to front and rear. This spacious bungalow offers entrance hall, lounge, kitchen diner, utility, 3 double bedrooms, shower room, WC. Landscaped Gardens, Garage & Gated Driveway VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached Bungalow
- Popular Wolds Village
- Spacious Accommodation
- Well Presented Throughout
- Entrance Hall, Lounge
- Kitchen Diner, Utility, WC
- 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

1.68m x 4.37m (5'6" x 14'4")

composite front entrance door, adjoining side screens, radiator, cloak cupboard and roof void access

Lounge

4.60m x 5.81m (15'1" x 19'1")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fire place with open fire

Dining Room

2.70m x 3.68m (8'11" x 12'1")

double glazed window to rear aspect, radiator and Karndean flooring

Kitchen

3.36m x 3.67m (11'0" x 12'0")

a range of fitted base units, sink unit, 4 ring hob, electric oven, tiled splash backs, double glazed windows to rear and side aspects and Karndean flooring

Utility

4.49m x 2.08m (14'8" x 6'10")

a range of fitted wall and base units, oil boiler, belfast sink, space and plumbig for washing machine, space for tumble dryer, space for fridge freezer, tiled splash backs, vinyl flooring, double glazed window to rear aspect and uPVC rear entrance door

Bedroom 1

3.69m x 4.38m (12'1" x 14'5")

double glazed window to front aspect, radiator and built in wardrobes

Bedroom 2

3.67m x 3.37m (12'0" x 11'1")

double glazed window to rear aspect, radiator and built in wardrobes

Bedroom 3

3.04m x 3.81m (10'0" x 12'6")

double glazed window to front aspect, radiator and built in wardrobes

Shower Room

2.37m x 2.80m (7'10" x 9'2")

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

WC

1.55m x 2.17m (5'1" x 7'1")

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

Gardens

occupying a generous plot, with landscaped gardens to front and rear. The front garden is mostly laid to lawn, with concrete seating area and planted shrubs, trees and plants. The rear garden is divided into 2 sections, one part being mostly laid to lawn with paved patio, gravelled seating area, raised beds and timber shed and bin storage. The second section is mostly laid to flower beds, with planted shrubs and fruit trees, gravelled borders.

Garage

4.66m x 5.36m (15'4" x 17'7")

electric up and over door, power lighting, water softner and double glazed window to side aspect

Gated Driveway

gated driveway providing ample off road parking for a number of vehicles

Agents Notes

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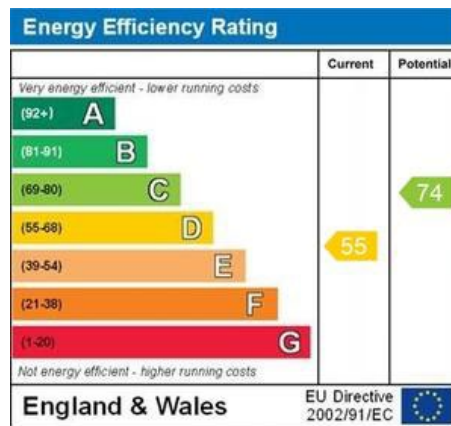
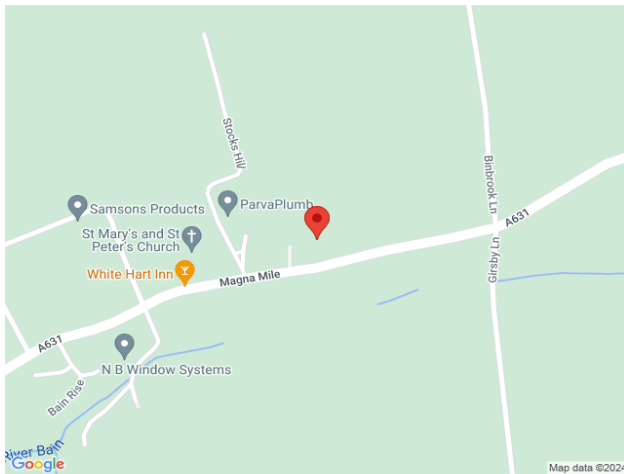
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Approximate total area[®]
 1667.5 ft²
 154.92 m²

(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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01673 844069

marketrasen@lovelle.co.uk