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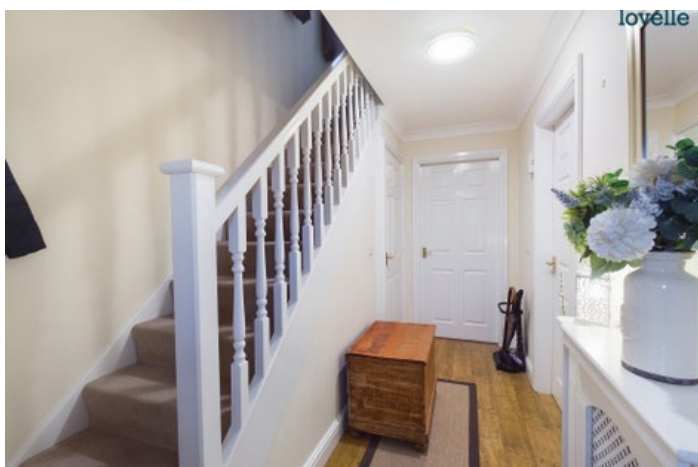


Old Barn Court, Ludford



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£215,000



WOLDS VILLAGE LOCATION - 3 BEDROOM SEMI Offering spacious and IMMACULATELY PRESENTED accommodation comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms & bathroom. Attractive gardens, garage and driveway NOT TO BE MISSED.

Key Features

- Semi Detached House
- Immaculately Presented
- Wolds Village Location
- Entrance Hall, WC, Lounge
- Kitchen, Dining Room
- 3 Bedrooms & Bathroom
- EPC rating C
- Tenure: Freehold



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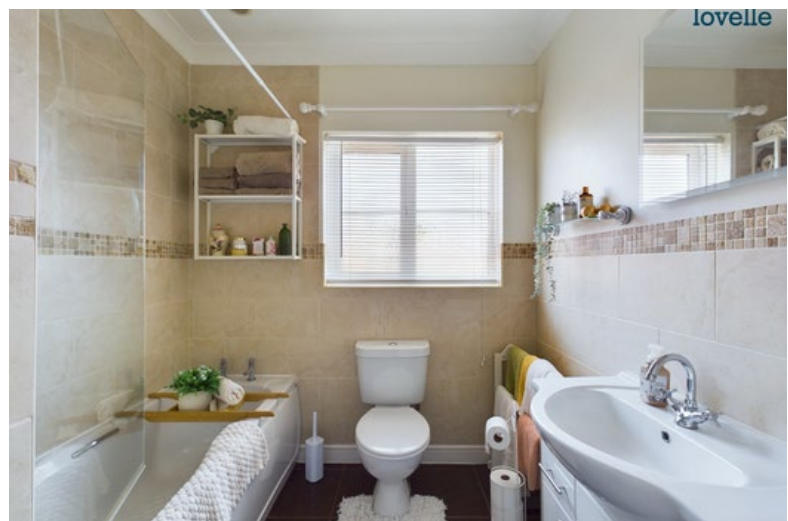
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Situation

Ludford is a small village which is situated at the highest point of The Lincolnshire Wolds, an Area 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

1.23m x 3.79m (4'0" x 12'5")

Timber entrance door, solid wood flooring, radiator and stairs to first floor accommodation

WC / Cloakroom

0.77m x 1.61m (2'6" x 5'4")

low level WC, vanity hand wash basin, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Kitchen

2.52m x 3.14m (8'4" x 10'4")

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

Lounge

3.79m x 3.97m (12'5" x 13'0")

double glazed window to front aspect, radiator, feature fire place and solid wood flooring

Dining Room

2.48m x 2.95m (8'1" x 9'8")

double glazed window to rear aspect, radiator and solid wood flooring

Landing

0.91m x 2.45m (3'0" x 8'0")

double glazed window to side aspect and radiator

Bedroom 1

2.49m x 3.91m (8'2" x 12'10")

double glazed window to rear aspect and radiator

Bedroom 2

2.82m x 2.27m (9'4" x 7'5")

double glazed window to front aspect, radiator and fitted storage

Bedroom 3

3.82m x 2.85m (12'6" x 9'5")

double glazed window to rear aspect, radiator, fitted storage and roof void access

Bathroom

2.53m x 2.28m (8'4" x 7'6")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath unit with mains shower over, tiled splash backs, tiled flooring, radiator, double glazed window to rear aspect and airing cupboard housing radiator

Gardens

benefitting from well maintained landscaped gardens to both front and rear, with lawned areas, planted shrubs, gravelled areas and private seating areas.

Garage

2.63m x 5.58m (8'7" x 18'4")

up and over door, side entrance door, space and plumbing for washing machine, fitted storage, power and lighting

Driveway

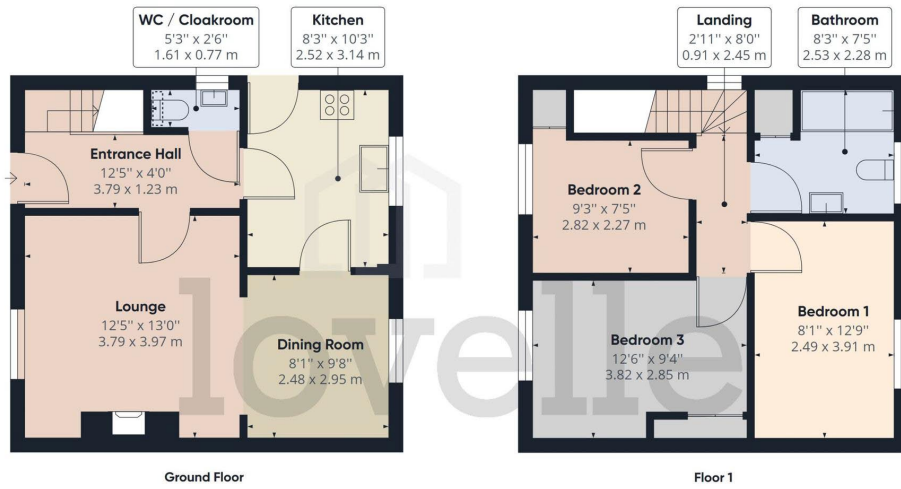
tarmac driveway providing ample off road parking for a number of vehicles

Agents Notes

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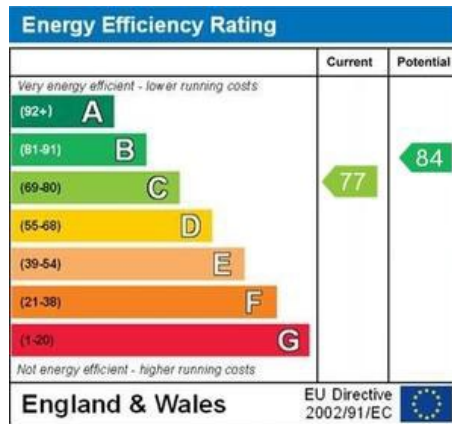
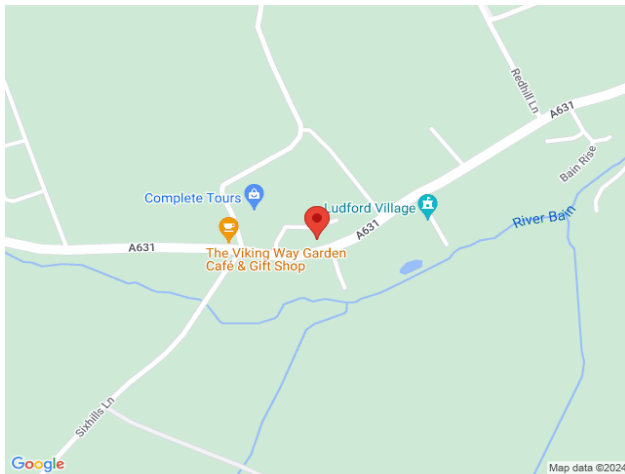
Approximate total area⁽¹⁾
805.95 ft²
74.88 m²

Reduced headroom
1.65 ft²
0.15 m²

(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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