



Ivy Cottage, Louth Road

| Ludford, Market Rasen | LN8 6AJ

Offers Over £100,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Ivy Cottage

Louth Road |

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Offers Over £100,000

A Detached Cottage Requiring Full Renovation! Located out of the village of Ludford, in an Area of Outstanding National Beauty and in Lincolnshire Wolds, set off the A631 Louth Road. Ludford has local services including a Cafe & Gift Shop and White Hart Pub, whilst Market Rasen, less than six miles distance and Louth, just over nine miles both have a greater selection of shopping and leisure services.

Note: This cottage currently has No Bathroom! There are Countryside views to Front, Side and Rear. Accommodation comprises: Entrance Lobby, Cloakroom, Kitchen with Pantry, Living Room, Dining Room, Inner Hall, Potential Bathroom. On the First Floor there are Two Bedrooms. Outside there are Gardens surrounding and Off Road Parking for Four Cars. Ivy Cottage is offered For Sale with No Chain.

- CASH BUYERS ONLY
- FULL RENOVATION PROJECT
- A.O.N.B.
- TWO BEDROOMS
- CURRENTLY NO BATHROOM
- LINCOLNSHIRE WOLDS VILLAGE
- TWO RECEPTIONS
- NO CHAIN

Entrance Lobby

Approached via uPVC entrance door. Door to Cloakroom and opening to Kitchen.

Cloakroom

W.C. Window to side.

Kitchen

6'11 x 10'2 (2.11m x 3.10m)

Fitted wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Radiator. Doors to Pantry and Inner Hall. Pantry with shelving and window to rear.





Inner Hall

Stairs to First Floor. Door to Potential Bathroom.

Dining Room

13'0 x 11'9 max (3.96m x 3.58m max)

Open fire with back boiler for heating. Window to front.

Doorway to:-

Inner Lobby

Understairs cupboard. Door to:-

Living Room

13'2 x 9'6 (4.01m x 2.90m)

Double glazed, double doors to front. Radiator.

Landing

Doors off. Window to front.

Bedroom One

13'2 x 11'6 (4.01m x 3.51m)

Radiator. Window to front. Double opening airing cupboard with foam lagged hot water cylinder.

Bedroom Two

13'0 x 9'0 (3.96m x 2.74m)

Radiator. Window to front.

Front Garden

Mainly laid to lawn.

Side Garden

Lawn.

Rear Garden

Patio. Lawn. Cold water tap. Off road parking for four cars.

Additional Information

Tenure: Freehold

Services: Mains Electric and Water & Drainage. No Gas. The heating is Solid fuel via back boiler.

Council Tax Band: B - East Lindsey

Energy Rating: F





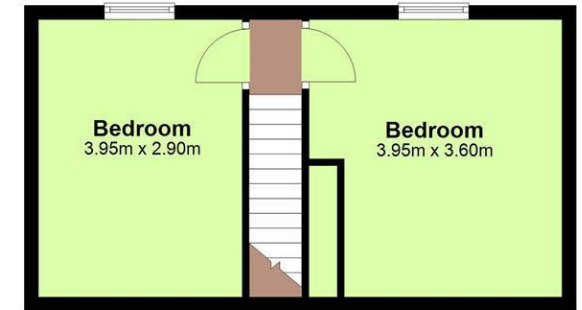
Ground Floor

Approx. 47.6 sq. metres



First Floor

Approx. 29.4 sq. metres



Total area: approx. 77.0 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.