

Buy. Sell. Rent. Let.

lovelle



Salters Cottages, Ludford

 2  1  1

When it comes to
property it must b

 **lovelle**



£166,500



2



1



1

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 E
- 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. 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

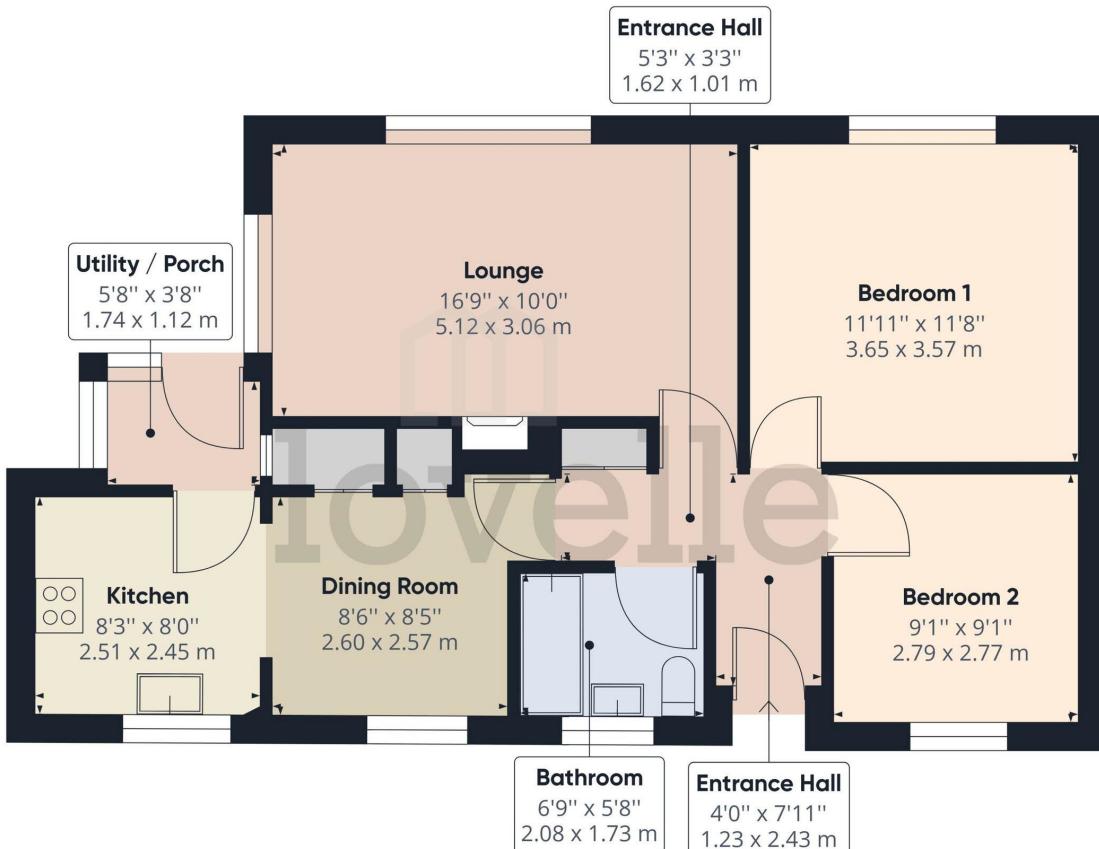
Driveway

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.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

When it comes to property
it must be



01673 844069
marketrasen@lovelle.co.uk