



£215,000

TENURE : FREEHOLD

2 Highfield View, Magna Mile, Ludford, LN8 6AH

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

John Taylors

The Mart 127 Eastgate, Louth Lincolnshire, LN11 9QE

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JOHN TAYLORS
EST. 1859

This deceptively spacious semi-detached house offers an exceptional opportunity to acquire a wonderful home in the heart of the scenic Lincolnshire Wolds. Combining village living with excellent proximity to local amenities, the house benefits from a well proportioned layout for both modern everyday living and entertaining. The property also benefits from off street parking as well as a single garage and a spacious rear garden which includes a garden office/summer house. EPC rating E.

Front Entrance Porch

With uPVC double glazed front door and windows, tiled floor and uPVC double glazed inner front door.

Lounge 4.24m x 3.77m (13' 11" x 12' 4")

With uPVC double glazed window to front elevation, brick fireplace housing electric stove effect fire, coved ceiling. Maximum width measurement.

Kitchen Diner 2.10m x 2.38m (6' 11" x 7' 10")

The dining room area comprises of a uPVC double glazed window and front entrance door, inglenook fireplace housing disconnected solid fuel central heating stove, under the stairs cupboard. The kitchen comprises of fitted wall and base shaker style kitchen units and wood effect worktops, ceramic sink and drainer board, tiled splash backs, space for cooker and washing machine, uPVC double glazed window and glazed rear access door opening to rear porch. Maximum width measurement to dining room area. 12'7" x 10'2" (3.90m x 3.11m) &

Rear Entrance Porch

With uPVC double glazed rear entrance door and windows, tiled floor.

Ground Floor Bathroom 2.43m x 1.75m (8' x 5' 9")

With panel bath and electric shower over, vanity wash basin, close coupled toilet, shaver light point, uPVC double glazed window.

Staircase To First Floor

With landing.

Bedroom 1 4.26m x 3.78m (14' x 12' 5")

With feature fireplace housing stove effect electric fire and having pine surround, uPVC double glazed window enjoying views of the Lincolnshire Wolds. Maximum width measurement. Please note part of this room goes over the neighbours property and is a flying freehold.

Bedroom 2 3.10m x 2.60m (10' 2" x 8' 6")

With uPVC double glazed window.

Bedroom 3 3.70m x 2.05m (12' 2" x 6' 9")

With uPVC double glazed window, built-in cupboard and access to roof space.

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Outside

To the front of the property, there is a small garden area with shaped lawn, and flower and shrub beds. A concrete footpath running down the side of the house provide access to the rear yard and garden beyond which comprises of a block paved patio area, cold water tap, brick built store, as well as a single garage with up and over garage door and with access via a private shared driveway. To the front of the garage and one side of the garage is room to park two vehicles. The rear garden beyond it includes a variety of shrubs, semi-mature trees, shaped lawns, timber shed, small ornamental pond with water feature. At the end of the garden is a paved patio area and a sectional summer house/home office which has uPVC double glazed windows and patio sliding door.

Services

The property is understood to have mains water, electricity and drainage.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

DRAFT

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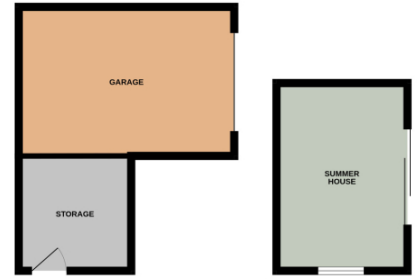
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

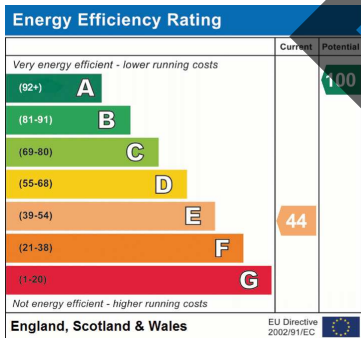


OUTBUILDINGS
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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