



CHOICE PROPERTIES

Estate Agents

8 Bain Rise,
Ludford, Market Rasen, LN8 6LF
Price £325,000



Choice Properties are delighted to present this characterful property, set on a generous plot within the peaceful village of Ludford, situated in the heart of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village enjoys beautiful countryside surroundings and offers a tranquil setting, with a local café/gift shop and village pub. The property also benefits from ample off-road parking, including space to accommodate a motorhome or caravan.

Ideally positioned, Ludford is approximately 5 miles from Market Rasen, with its train station and range of amenities, and around 7 miles from the popular market town of Louth. This provides an excellent balance of rural living whilst remaining within easy reach of local amenities, transport links, and surrounding market towns.

Benefiting from double glazed windows and doors throughout and individually thermostatically controlled radiators, this well-presented property comprises:- All fitted blinds and light fittings will remain at the property as part of the sale.

Hallway

9' x 5' 14' x 3'

The bright and airy entrance hall is well presented with light laminate flooring and a vertical radiator. A useful storage cupboard provides excellent space and could also be utilised as a cloakroom, while multiple power sockets are available. The hall also provides access to the loft via pull-down ladders, with lighting and a part-boarded central area offering useful additional storage space.

Bedroom 3

11'8" x 6'4"

Located at the front of the property, Bedroom Three is a versatile space suitable for use as a single bedroom, home office, or study. The room is currently used for an alternative purpose by the vendors and is not presently utilised as a bedroom. Finished with grey carpeting and light walls, it benefits from a front-facing window, radiator, and multiple power sockets.

Kitchen

10'4" x 10'3"

The tastefully designed kitchen offers generous storage and worktop space, with light-coloured wall and base units complemented by wood-effect worktops. A range of integrated appliances will remain, including the fridge freezer, oven, hob, extractor fan, and dishwasher. The room benefits from ample counter-level power sockets, a large window providing plenty of natural light, a radiator, matching laminate flooring, and space for a dining table.

Utility Room

5'1" x 8'11"

The utility room continues the same style as the kitchen, with matching cabinets, wood-effect worktops, and laminate flooring. It benefits from counter-level power sockets, plumbing for a washing machine, and additional space beneath the worktop for a tumble dryer, under-counter fridge, or similar appliance. There is a window, radiator, and a uPVC door providing access to the rear garden, while a lockable internal door leads directly into the garage.

Reception Room

19'2" x 20'1"

The generously sized reception room offers a spacious open-plan layout incorporating both living and dining areas. Matching laminate flooring runs through from the entrance hall, with dual aspect windows including a large bay window providing excellent natural light and uninterrupted rural views. The living area features a multi-fuel burner set within an attractive fireplace, while radiators serve both the living and dining areas. The dining space comfortably accommodates a six-seater table, with glazed walls opening to the hallway and allowing further light into the room, alongside ample power sockets throughout.

Bedroom 2

11'10" x 9'2"

Positioned at the rear of the property, Bedroom Two is a comfortable double bedroom overlooking the garden. The room is currently used for an alternative purpose by the vendors and is not presently utilised as a bedroom. Finished with neutral walls and grey carpeting, it benefits from a radiator, multiple power sockets, and ample space for additional furniture.

Bedroom 1

11'10" x 11'9"

The main bedroom is a spacious double bedroom positioned at the rear of the property, overlooking the garden. Finished with neutral walls and grey carpeting, it benefits from a radiator, multiple power sockets, and extensive fitted wardrobe storage, providing excellent hanging and storage space.

En-suite

3'10" x 7'11"

The en-suite shower room comprises a three-piece suite including a walk-in shower and fitted vanity unit housing the w.c. and hand wash basin, with useful integrated storage. The shower and area behind the basin are finished with Mermaid board, complemented by laminate flooring, a heated towel rail, and frosted window.

Bathroom

6'2" x 10'10"

The main bathroom is finished with the same laminate flooring found throughout the property and features a walk-in shower alongside a fitted vanity unit incorporating the w.c., hand wash basin, and additional storage. The shower enclosure and area behind the basin are Mermaid boarded for ease of maintenance, while a frosted window provides natural light. A useful airing cupboard also provides further storage.

Garage

16'6" x 8'6"

The single garage is accessible via the remote-controlled garage door or internally through the utility room. Offering a versatile space, it could be used for vehicle storage, a workshop, hobbies, crafts, or general storage. The garage benefits from lighting and multiple power sockets, with the consumer unit also located here.

Driveway

Occupying one of the largest plots on the estate, the property benefits from excellent parking provision. The front is fully block paved, with additional parking to the side accessed via double gates. This provides a particularly useful space for storing a caravan or motorhome.

Gardens

The front of the property features a small lawned area, enclosed by a low brick border and complemented by a selection of shrubs, plants, and small bushes.

To the rear, the garden is well maintained and offers a good balance of paved and lawned areas. The secure fenced boundaries provide privacy, while the generous patio and lawn offer a versatile space for both keen gardeners and those looking for a more manageable garden. An outside tap is also provided.

The Navien oil-fired combi boiler is located externally and benefits from approximately six years remaining on its warranty. A separate fenced area at the end of the side parking provides a discreet space for the oil tank and bins.

Summer House

8'8" x 7'9"

The rear garden also benefits from a summer house, which will be included in the sale. The building features three windows, lockable double doors, and power sockets, providing a useful additional space. With the appropriate insulation, it could offer potential for use as a home office or hobby room.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9:00 am to 5:00 pm.

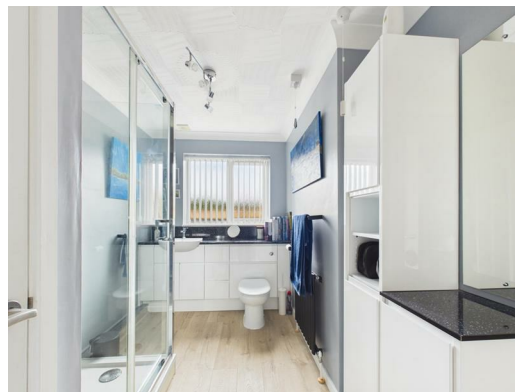
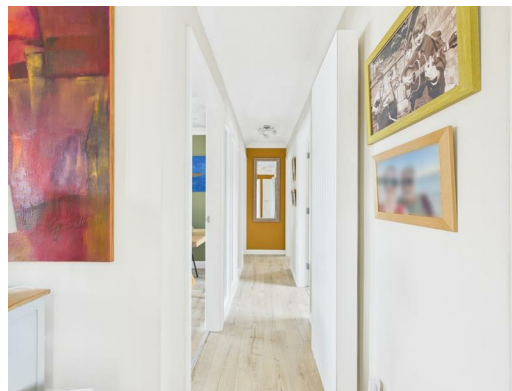
Saturday 9:00 am to 3:00 pm.

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0 Building 1

Approximate total area⁽¹⁾
1115 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Exit Louth via St Mary's Lane and head towards the roundabout. At the roundabout take the second exit. As the road forks continue as it bears right and proceed for 7 miles into the village of Ludford. After entering Ludford continue for a further 500m then turn left onto Bain Rise then take your first right onto a small cul-de-sac. The property can be found at the end of this cul-de-sac on your right hand side.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

