

Farthing House Coupland Court, Magna Mile

| Ludford, Market Rasen | LN8 6AD

£300,000

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Farthing House
Coupland Court

Magna Mile |

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** NO ONWARD CHAIN ** THREE RECEPTIONS AND FOUR BEDROOMS ** The village is situated on the Lincolnshire Wolds, Area of Outstanding Natural Beauty with many Countryside Walks having Superb Views. For those looking to relax after a spot of fresh air and exercise, you can call in at either The Viking Way Cafe & Gift Shop, or why not enjoy a refreshing pint at The White Hart, both serve as good hubs for the community and chance to catch up with neighbours and friends. There is a an active Village Hall which hosts events through the calendar. Anyone needing a wider selection of services can nip into Market Rasen which is just over seven miles or Louth which is under ten miles, both having schooling for all ages, whilst neighbouring villages have Primary Schooling.

The accommodation is Warmed by LPG Heating to Radiators and the warmth is retained with the help of uPVC, Multi Pane Double Glazing. The Deceptively Spacious Accommodation comprises: Reception Hall, Living Room, Separate Dining Room, Fitted Kitchen with Utility Area off, Study or Ground Floor Occasional Fifth Bedroom. On the First Floor there is a Landing, Four Bedrooms, Bathroom plus an En-Suite. Outside there are Gardens Surrounding, Parking and a Single Garage.

- ** NO ONWARD CHAIN **
- Deceptively Spacious Detached
- Lovely Gardens Surrounding
- Three Reception Room
- Kitchen, Utility & Cloakroom
- Four Bedrooms
- Bathroom plus En-Suite
- Single Garage plus Parking

Reception Hall

Approached via half uPVC panelled entrance door with two double glazed inserts. Stairs to First Floor. White panel effect doors off to Living and Dining Room.

















Living Room

16'11 x 13'7 plus walk in square bay (5.16m x 4.14m plus walk in square bay)

Walk-in square bay window to the front. Additional window to rear. LPG Gas coal effect fire on tiled hearth and surround with wood style mantelpiece. Two double radiators. White panel effect door to Kitchen.

Dining Room

10'4 x 10'3 (3.15m x 3.12m)

Window to front. Double radiator. White panel effect door to Kitchen.

Kitchen

11'2 x 10'4 extending to 13'8 (3.40m x 3.15m extending to 4.17m)

White high-gloss finish wall and base units. Granite effect roll-top worksurface with inset one and a half bowl single drainer sink top. Built-in electric double oven, LPG gas hob. Tiled splashbacks. Doorway to Utility Area. White panel effect door to:-

Cloakroom

Low level W.C. (In need of repair). Wash hand basin.

Utility Area

5'10 x 6'7 (1.78m x 2.01m)

Matching wall and base units plus larder unit. Matching worksurfaces with inset single drainer, stainless steel sink top. Half uPVC panelled door to rear garden with two double glazed inserts. White panel effect door to:-

Study/Occasional Fifth Bedroom

15'2 x 8'4 (4.62m x 2.54m)

Widow to front. Radiator.

First Floor Landing

Access to loft. Linen cupboard. White panel effect doors off.

Bedroom One

15'8 into walk-in square bay x 11'4 minimum (4.78m into walk-in square bay x 3.45m minimum)

Walk-in square bay window to the front. One double and one single radiator. Two Velux rooflights. White panel effect door to:-











En-Suite Shower Room
Step-in shower cubicle. Low level W.C. Pedestal wash basin. Tiling to water sensitive areas. Radiator.

Bedroom Two
9'7 x 10'0 (2.92m x 3.05m)
Window to side. Double radiator.

Bedroom Three
6'11 x 13'8 (2.11m x 4.17m)
Window to front. Radiator.

Bedroom Four
6'10 x 13'8 (2.08m x 4.17m)
Two windows to the front. Radiator.

Bathroom
White suite of panelled bath having shower and glass screen over. Low level W.C. Pedestal wash basin. Tiling to water sensitive areas. Double radiator.

Front Garden
Pebbled and paved. Parking.

Two Side Garden Areas
One with gated access. Shed and Border. The other with lawn and mature shrubs.

Single Garage
Up and over door.

Rear Garden
Paved patio. Lawn. Cold water tap.

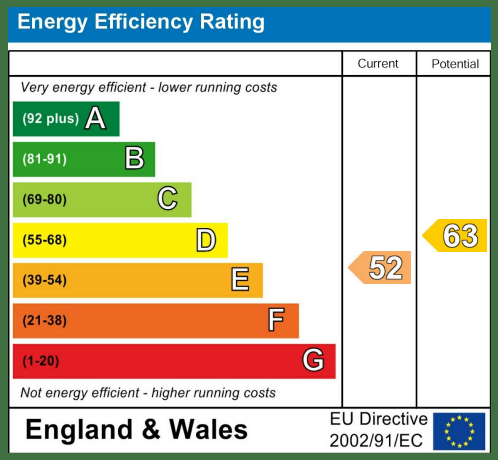
Additional Information
Tenure: Freehold
EPC Rating: E
Council Tax Band: D - East Lindsey
Broadband: Unknown
Services: T.B.C.

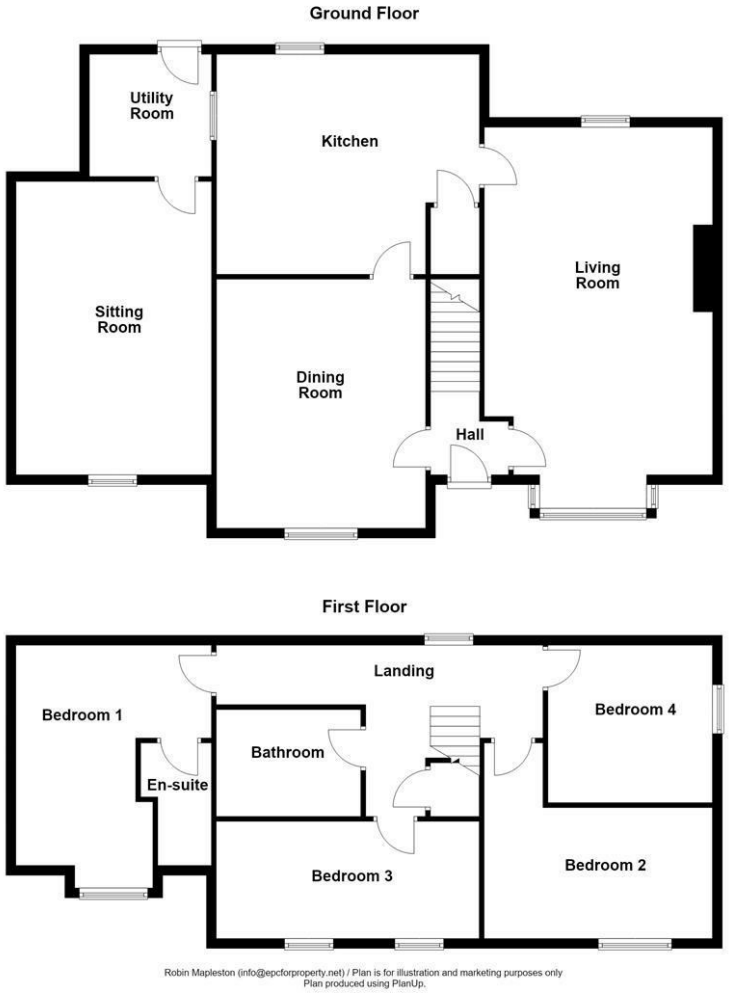












Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.