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Kiln Hill, Ludford



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£345,000



SPACIOUS DETACHED HOUSE, in Wolds Village Location. This spacious home offers flexible accommodation also offering ground floor living. Comprising entrance porch / utility, entrance hall, kitchen diner, lounge, sun room, WC, ground floor bedroom with ensuite, 2 further bedrooms and bathroom to the first floor. Landscaped gardens, gated driveway and 2 garages.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached House
- Popular Wolds Village Location
- Spacious & Flexible Accommodation
- Entrance Porch / Utility, Entrance Hall
- Kitchen Diner, Lounge, Sun Room
- Ground Floor Bedroom & Ensuite
- EPC rating TBC
- Tenure: Freehold





Situation

Ludford is a small village which is situated within 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 Porch / Utility

1.2m x 2.52m (3'11" x 8'4")

uPVC front entrance door, tiled flooring, double glazed window to front aspect, space and plumbing for washing machine and a water softener

Entrance Hall

1.74m x 4.4m (5'8" x 14'5")

double glazed window to front aspect, stairs to first floor accommodation and generous storage cupboard

Kitchen Diner

3.63m x 5.44m (11'11" x 17'10")

a range of fitted wall and base units, breakfast bar, space for fridge freezer, electric oven, 5 ring gas hob, stainless steel sink unit, integrated dishwasher, tiled splash backs, tiled flooring, radiator and double glazed windows to front and side aspects

WC

1.08m x 2.09m (3'6" x 6'11")

low level WC, vanity hand wash basin, splash backs, radiator, LVT flooring and double glazed window to rear aspect

Lounge

3.62m x 6.65m (11'11" x 21'10")

double glazed window to side aspect, uPVC French doors to rear aspect, feature fire place with multi fuel burner and 2 radiators

Sun Room

2.71m x 4.42m (8'11" x 14'6")

tiled flooring, uPVC side entrance door and double glazed windows to all aspects

Bedroom 1

3.63m x 3.91m (11'11" x 12'10")

double glazed window to side aspect, radiator a range of fitted furniture and uPVC French doors to rear

Ensuite

2.21m x 2.07m (7'4" x 6'10")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, radiator and double glazed window to rear aspect

Landing

3.44m x 2.27m (11'4" x 7'5")

2 double glazed windows to rear aspect, radiator and access to eaves

Office

1.71m x 1.81m (5'7" x 5'11")

double glazed window to front aspect and access to eaves

Bedroom 2

3.78m x 3.61m (12'5" x 11'10")

double glazed window to side aspect, radiator and fitted furniture

Bedroom 3

3.05m x 3.78m (10'0" x 12'5")

double glazed window to front aspect and radiator

Bathroom

2.19m x 2.75m (7'2" x 9'0")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with electric shower over, tiled splash backs, vinyl flooring, airing cupboard housing wall mounted LPG gas boiler and double glazed window to side aspect

Gardens

occupying a generous plot with garden front and rear. The front garden is mostly laid to lawn with mature plants, shrubs and trees and sunken LPG gas tank. The rear garden is mostly laid to patio with raised beds and greenhouse





Garage 1

2.47m x 5.83m (8'1" x 19'1")

up and over door, power and lighting

Garage 2

6.24m x 5.58m (20'6" x 18'4")

up and over door, power, lighting, fitted storage and window to front aspect

Gated Driveway

extensive gated driveway providing ample off road parking for a number of vehicles

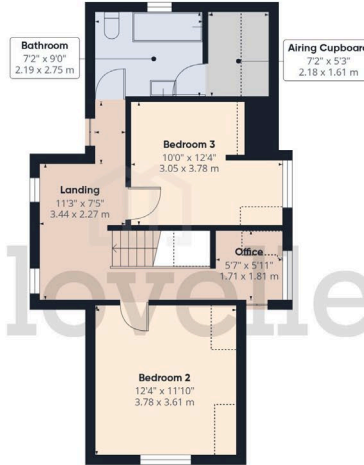
Agents Notes

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2080 ft²
193.2 m²

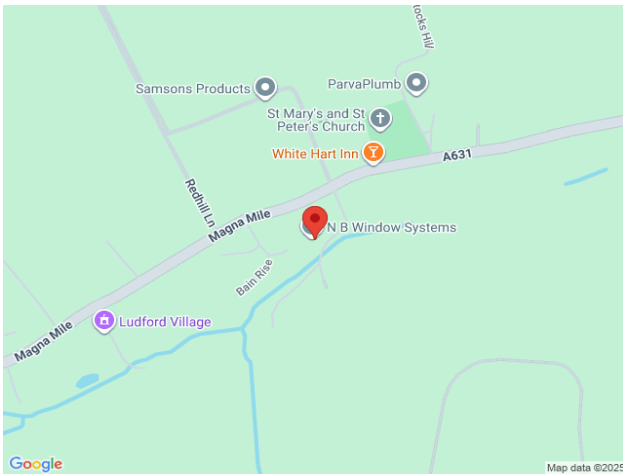
Reduced headroom

51 ft²
4.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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



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