



CHOICE PROPERTIES

Estate Agents

Woodbine Cottage Magna Mile,
Ludford, LN8 6AJ

Price £240,000



Choice Properties are delighted to bring to the market this four bedroom (1 en-suite) semi-detached house which has undergone extensive renovation by the current owner to an immaculate standard throughout including new roof, central heating and electrics among other works. This stunning family home offers modern open plan kitchen/diner, two reception rooms and sits proudly upon a generously sized garden with parking. Early viewing is most highly advised!

Offering a stylish and contemporary finish throughout, the abundantly light and beautifully presented accommodation comprises:-

Open plan Kitchen/Diner

27'2" x 12'1"

Fitted with a stylish range of wall and base units with complimentary work surfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker with four ring hob and featured stainless steel extractor hood over, integral fridge/freezer and dishwasher, plumbing for washing machine, space for a tumble dryer, central island with further base units, cupboard housing the newly installed combination boiler, marble effect tiled flooring, inset spot lights to the ceiling, uPVC double glazed window, pedestrian door to the rear aspect, uPVC French double opening patio doors leading out into the garden.

Reception room

12'4" x 11'11"

With uPVC double glazed window, open fire set into featured bricked surround, fully carpeted.

Sitting room

15'2" x 11'11"

With uPVC double glazed window, staircase to the first floor, marble effect tiled flooring, cupboard housing the consumer unit.

Bedroom 1

8'4" x 12'0"

With uPVC double glazed window, fully carpeted, inset spot lights to the ceiling, door to:-

En-suite Shower room

5'11" x 4'2"

Fitted with a modern three piece suite comprising shower cubicle with mains shower over, wash hand basin and w.c. set into featured vanity unit, marble effect mermaid board to the splash backs, inset spot lights to the ceiling.

Bedroom 2

12'3" x 12'0"

With uPVC double glazed window, fully carpeted, inset spot lights to the ceiling.

Bedroom 3

9'5" x 11'11"

With uPVC double glazed window, fully carpeted, inset spot lights to the ceiling.

Bedroom 4

8'0" x 8'3"

With uPVC double glazed window, fully carpeted, inset spot lights to the ceiling.

Bathroom

8'4" x 7'3"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin set into featured vanity unit, marble effect mermaid board to the splash backs, w.c., chrome heated towel rail, inset spot lights to the ceiling.

Driveway

Enter via featured bricked pillars to either side, gravelled driveway providing off road parking for several vehicles.

Garden

The property sits proudly upon a generously sized garden with timber fences to the boundaries. The garden has been fully seeded. There is a paved patio seating area located outside the kitchen/diner creating the perfect space for outdoor dining with family & friends, or soaking up the sunshine. There is a timber storage shed housing the gas cylinders.

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 B.

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.

Viewing arrangements

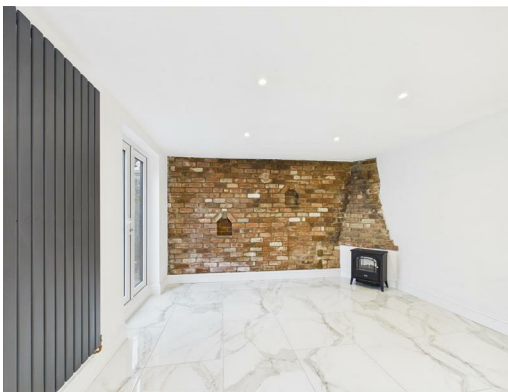
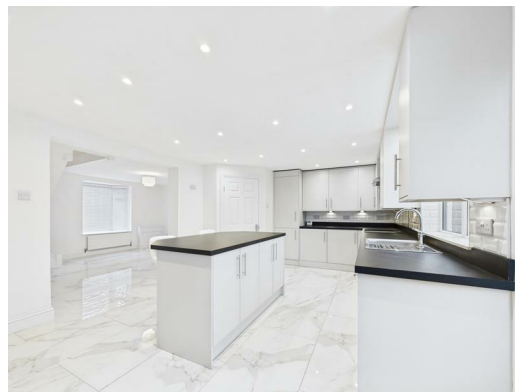
By appointment through Choice Properties on 01507 860033.

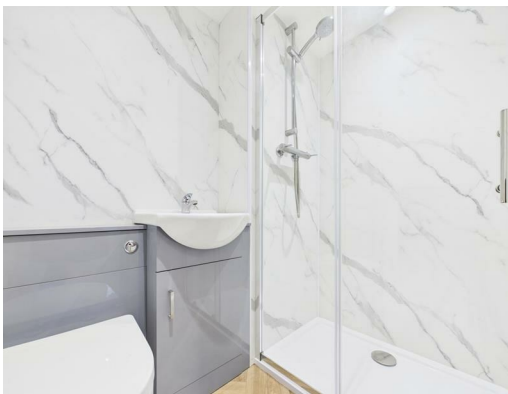
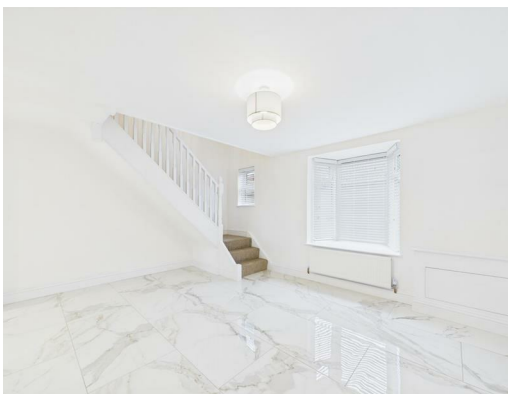
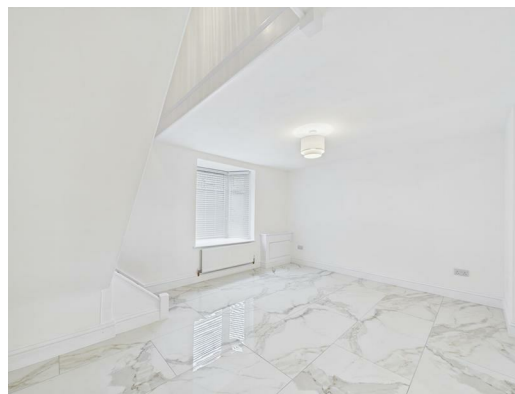
Opening hours

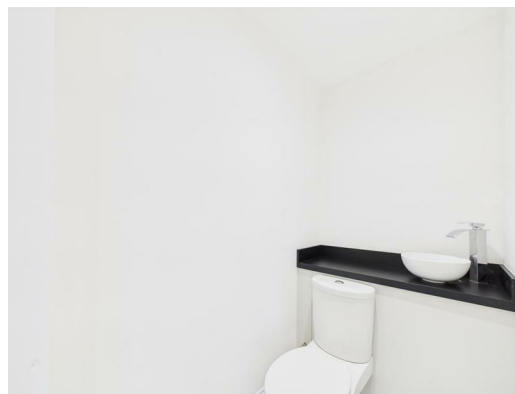
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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



Floor 1



Approximate total area⁽¹⁾
1142 ft²
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE 360

Directions

Exit Louth via St Mary's Lane and head towards the roundabout. At the roundabout take the second exit and continue for 8 miles into the village of Ludford and you will find the property on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

