



**8 Old Barn Court, Ludford,
Market Rasen, LN8 6AZ**



Book a Viewing!

£205,000

Situated in the charming rural village of Ludford, within the picturesque Lincolnshire Wolds, this modern Three Bedroom Semi Detached Home offers immaculate and thoughtfully designed living accommodation. The property comprises an inviting Entrance Hall, Cloakroom/WC, Lounge, Dining Room, and a well appointed Kitchen. Upstairs, a First Floor Landing leads to three comfortable Bedrooms and a contemporary Family Bathroom. Externally, the property boasts an enclosed lawned garden to the front, a side patio and a low maintenance rear garden. Additional benefits include a driveway with spaces for two vehicles and a detached single garage. Early viewing is strongly recommended to fully appreciate this delightful home in a sought after location.





SERVICES

Electricity, water and sewerage mains services available. Oil central heating.

Leased Solar Panels - approximately 14 years left.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the rural village of Ludford, which lies within the Lincolnshire Wolds, an area of outstanding natural beauty. The village itself has a church and public house. The nearby Market Towns of Louth and Market Rasen offer a wide range of amenities.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, chrome towel radiator, part tiled walls, tiled flooring and double glazed window to the side aspect.

LOUNGE

12' 11" x 12' 4" (3.94m x 3.78m) With double glazed window to the front aspect, decorative fireplace, laminate flooring and radiator.

DINING ROOM

9' 7" x 8' 0" (2.93m x 2.46m) With double glazed window to the rear aspect, laminate flooring and radiator.

KITCHEN

10' 2" x 7' 10" (3.11m x 2.40m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, integrated washing machine, electric oven and hob with extractor fan, spaces for fridge freezer and tumble dryer, tiled splashbacks, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

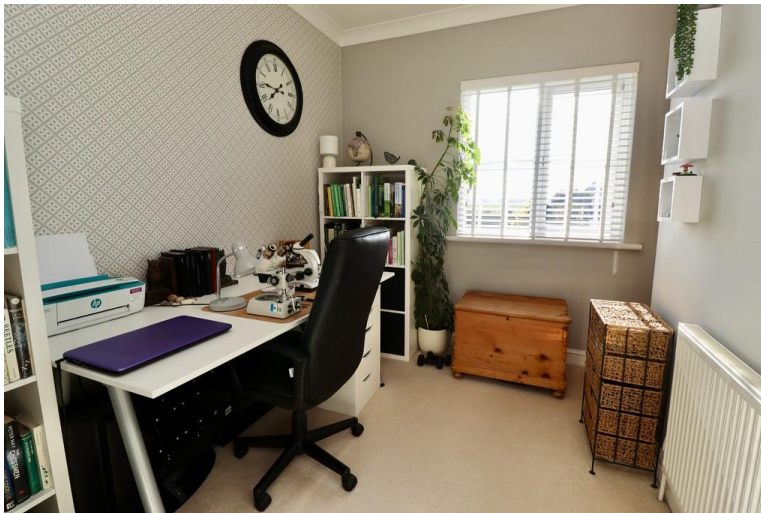
With double glazed window to the side aspect and radiator.

BEDROOM 1

12' 8" x 8' 1" (3.87m x 2.48m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 5" x 9' 3" (3.79m x 2.82m) With double glazed window to the front aspect, built in double wardrobe and radiator.



BEDROOM 3

10' 4" x 9' 1" (3.15m x 2.79m) With double glazed window to the front aspect, built in wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, close coupled WC, wash hand basin in a vanity unit, airing cupboard with radiator, radiator, tiled splashbacks and flooring, spotlights and double glazed window to the rear aspect.





OUTSIDE

To the front of the property there is an enclosed garden laid mainly to lawn with flowerbeds, mature shrubs and summer house. There is a gravelled area covered with a pergola. To the side of the property is a patio seating area. To the rear is a paved garden with gravelled area, patio seating area and path to the driveway. The driveway provides off street parking for two vehicles and access to the garage. The detached single garage has an up and over door to the front, side personnel door, storage cupboards, light, plumbing and power.

WEB SITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

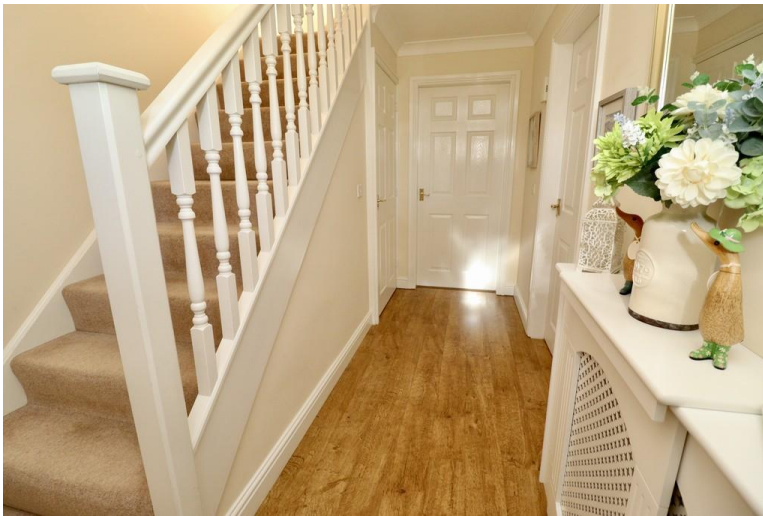
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

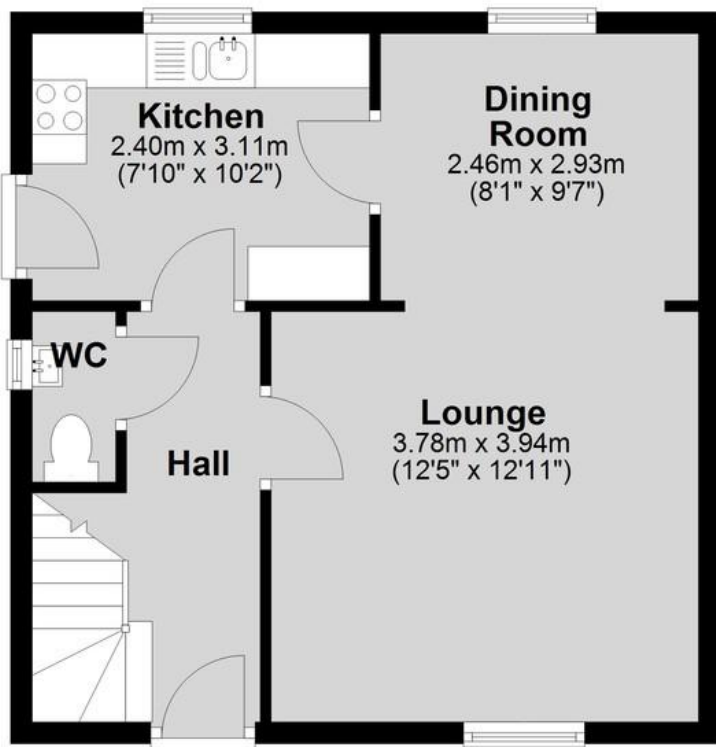
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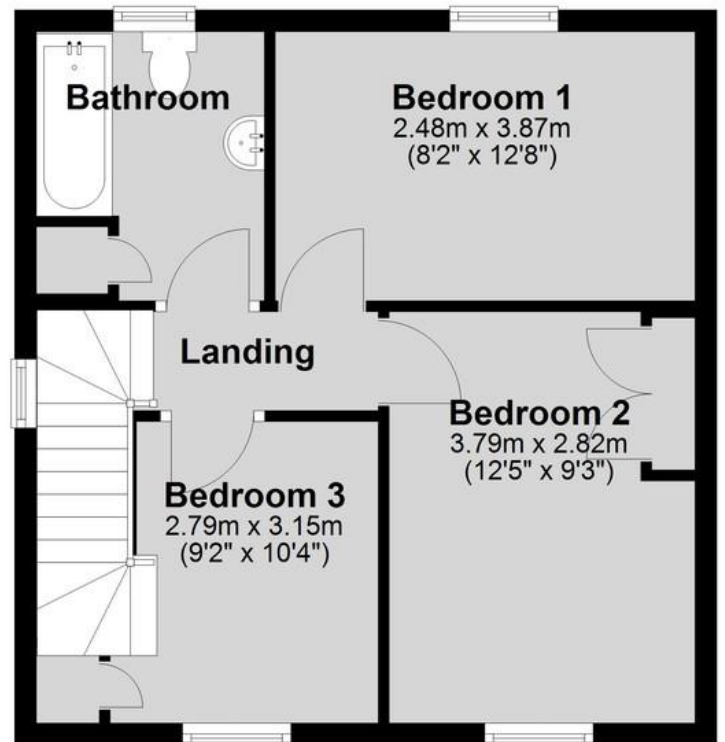
Ground Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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