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Magna Mile, Ludford



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£245,000



WELL PRESENTED SEMI DETACHED BUNGALOW! Situated in popular Wolds village, this splendid bungalow offers spacious accommodation. Entrance porch, hallway, lounge diner, kitchen, utility, study, 2 double bedrooms, dressing area, WC & bathroom. Gardens & extensive driveway & FULLY OWNED SOLAR PANELS

### Key Features

- Semi Detached Bungalow
- Popular Wolds Village Location
- Well Presented Throughout
- Entrance Porch, Hallway, Utility
- Lounge Diner, Kitchen, Study
- 2 Double Bedrooms, Bathroom
- EPC rating TBC
- Tenure: Freehold

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## Situation

Ludford is a small village which is situated at the foot of 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

1.81m x 1.09m (5'11" x 3'7")

uPVC entrance door and double glazed entrance door

## Kitchen

3.63m x 3.17m (11'11" x 10'5")

a range of fitted wall and base units, breakfast bar, space and plumbing for dishwasher, stainless steel sink unit, space for 'Range' style cooker, tiled splash backs, Karndean flooring, tiled splash backs and double glazed window to front aspect

## Hallway

6.37m x 0.87m (20'11" x 2'11")

radiator, Karndean flooring and roof void access

## Utility

2.07m x 1.68m (6'10" x 5'6")

a range of fitted storage, space and plumbing for washing machine, space for tumble dryer and laminate flooring

## Lounge Diner

7.82m x 3.21m (25'8" x 10'6")

double glazed window to front aspect, radiator and feature fireplace with inset multi fuel burner

## Study

4.72m x 2.97m (15'6" x 9'8")

uPVC French doors to rear aspect, radiator and tiled flooring

## Bedroom 1

3.6m x 3.8m (11'10" x 12'6")

uPVC French doors to rear aspect, radiator and fitted wardrobes

## Bedroom 2

3.17m x 3.35m (10'5" x 11'0")

double glazed window to side aspect, laminate flooring and radiator

## Dressing Area

0.94m x 1.59m (3'1" x 5'2")

double glazed window to side aspect and laminate flooring

## Ensuite WC

0.99m x 1.59m (3'2" x 5'2")

low level WC, pedestal hand wash basin, laminate flooring, radiator, tiled splash backs and double glazed window to side aspect

## Shower Room

1.82m x 2.06m (6'0" x 6'10")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

## Gardens

low maintenance gardens, being mostly laid to gravel with planted shrubs, timber shed and raised seating area

## Driveway

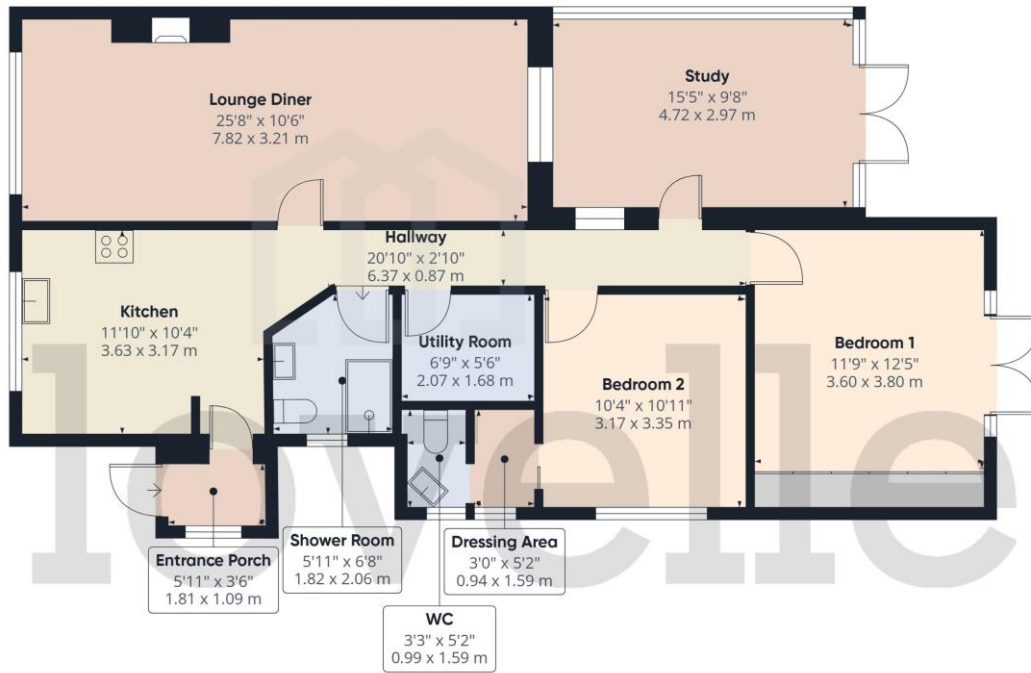
extensive driveway providing ample off road parking for a number of vehicles

## Agents Notes

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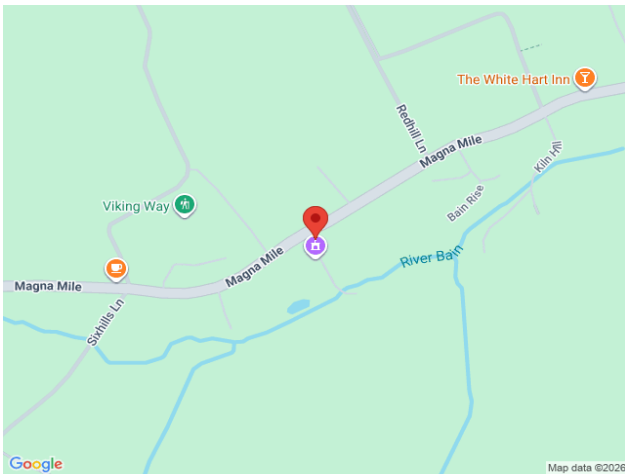




Approximate total area<sup>1)</sup>  
1041 ft<sup>2</sup>  
96.6 m<sup>2</sup>

(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.



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