CHOICE PROPERTIES
Estate Agents

4 Old Barn Court, Market Rasen, LN8 6AZ

Price £215,000

Choice Properties are delighted to offer for sale this charming three-bedroom semi-detached house, situated in the sought-after village of Ludford within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Offering an ideal setting for family life, the property provides a wonderful opportunity to enjoy village living surrounded by beautiful countryside, whilst remaining within easy reach of the nearby market town of Louth and its range of amenities.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The property has the benefit of triple glazing and oil fired central heating. Internally the well laid out accommodation consists of:

Entrance Door to:

Hallway
Staircase to the first floor landing. Radiator. Smoke alarm.

Downstairs W.C.
With w.c. and wash hand basin.

Conservatory
Double glazed conservatory with a glazed roof. Radiator. Door to the side garden.

Lounge
Electric fire set in feature surround. Radiator. Portable programmer and thermostat controls for the central heating (the heating controller is smart allowing independent temperature and time control of each radiator as well as internet remote access). Open plan leading through to:

Dining Room
Radiator.

Kitchen
Fitted wall and base units with solid wood work surfaces over. Sink unit with mixer taps. Integrated electric oven, microwave and hob. Plumbing for washing machine and dishwasher. Part tiled walls. Wall mounted oil fired combination boiler which supplies the central heating and hot water. Side entrance door.

Landing
Smoke alarm. Radiator.

Bedroom 1
Radiator. Access to the loft area.

Bedroom 2
Radiator.

Bedroom 3
Radiator.

Shower Room
With three piece white suite which consists of a large shower enclosure with mixer shower, w.c. and wash hand basin set in vanity unit. Part tiled walls. Extractor fan. Airing cupboard with inset radiator.

Driveway
Leading to the garage.

Garage
Detached brick built garage fitted with power and lighting and electric roller garage door with remote. Side pedestrian access door.

Gardens
Lawned gardens with feature planting to the front and rear. Paved side garden.

Tenure
Freehold

Council Tax

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

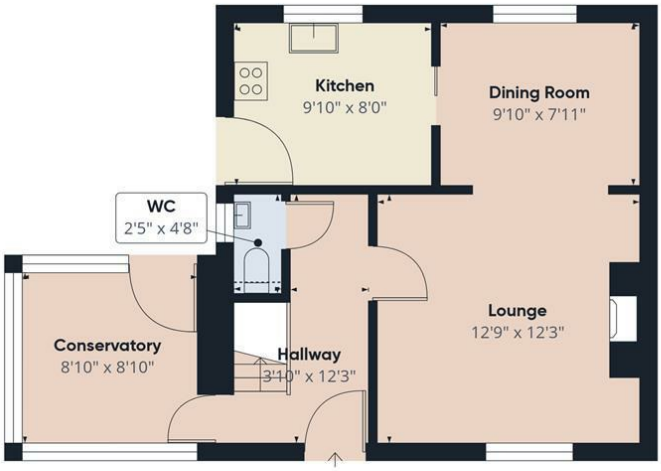
Making an offer

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.

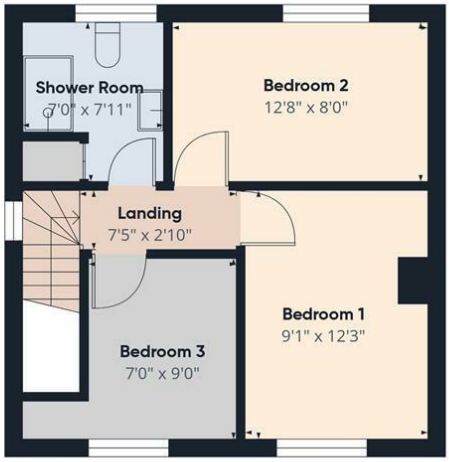
Opening Hours

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)

831 ft²

Reduced headroom

1 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.

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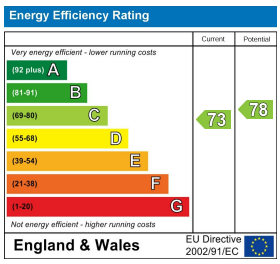
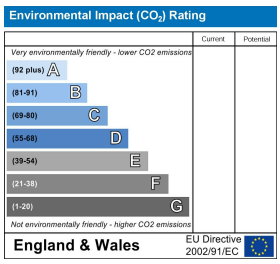
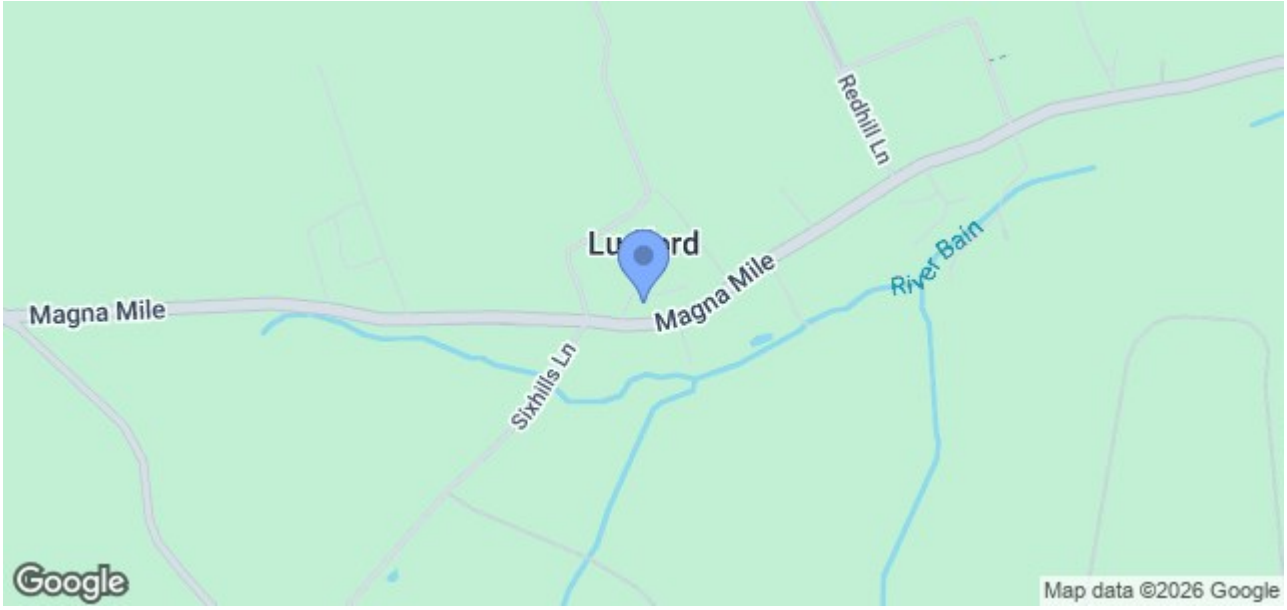
Directions

Use the postcode 'LN8 6AZ' and the sat nav will take you directly to the door. Number 4 is on the right hand side.