



# CHOICE PROPERTIES

## *Estate Agents*

### Autumn Lodge Ludborough Park, Ludborough, DN36 5SN

Price £475,000



Located in the sought-after village of Ludborough, this spacious and light filled detached home offers versatile family living in a peaceful semi rural setting. The property features four bedrooms with three en-suites and two dressing rooms along with a stylish family bathroom. Inside, you'll find two generous reception rooms, a large modern kitchen, utility room and a spacious conservatory. The home benefits from large double-glazed windows throughout, flooding the interior with natural light creating a bright, airy atmosphere. Externally, the property boasts beautifully manicured gardens with a sunny patio area, perfect for relaxing or entertaining. A large gravelled driveway offers ample off-road parking, complemented by an integral garage for added convenience. Ideally positioned between the charming, bustling market town of Louth and the larger town of Grimsby this exceptional home blends village tranquility with easy access to local amenities.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

#### **Hallway**

7'11 x 14'10

With composite entrance door. Staircase leading to first floor landing with recess under. Internal frosted glass doors to living room, kitchen, and sitting room. Internal door to wc. Radiator. Power points.

#### **Living Room**

21'11 x 22'10

With large uPVC bow window to front aspect. Gas fireplace with quartz hearth and surround and a hardwood mantel. Space for dining room table. Power points. Tv aerial points. Radiator. uPVC window to rear aspect. uPVC sliding doors to conservatory.

#### **Kitchen**

17'0 x 15'8

Fitted with a range of wall, base, and drawer units with worksurfaces over. Five ring 'NEFF' induction hob with feature CDA extractor hood over and splashback behind. Island unit comprised of base units, a single bowl stainless steel sink with mixer tap and drainer, a chrome heated towel rail, and a breakfast bar area. Integral twin oven. Integral microwave. Integral dishwasher. Tiled flooring. Inset spot lighting. Radiator. power points. Tv aerial point. Thermostat. French doors leading to garden. uPVC window to rear aspect. Internal door to utility. Internal door to:-

#### **Conservatory**

19'9 x 12'8

Spacious conservatory with uPVC windows to all aspects. Radiator. Power points. uPVC French doors leading to garden. Pitched ceiling. Ceiling fan.

#### **Sitting Room**

10'8 x 7'5

With large uPVC bow window to front aspect. Radiator. Power points.

#### **Utility**

10'10 x 6'0

Fitted with wall and base units with work surfaces over. Plumbing for washing machine. Space for dryer. Oil fired boiler. Radiator. Power points. External uPVC door to garden. uPVC door to integral double garages. Inset spot lighting.

#### **WC**

6'3 x 3'3

Fitted with a back to wall wc and a wall mounted wash hand basin with chrome mixer tap over vanity unit. Fully tiled flooring. Part tiled walls. Extractor. Radiator.

#### **Landing**

18'6 x 14'8 (to furthest measurement)

Internal doors to all first floor rooms. Access to loft via loft hatch. Airing cupboard housing the hot water tank. Power points. uPVC window to front aspect.

#### **Bedroom 1**

17'3 x 14'6

Large double bedroom with uPVC window to front aspect. Radiator. Power points. Door to ensuite shower room. Door to dressing room.

#### **Ensuite Shower Room**

7'7 x 8'11

Fitted with a three piece suite comprising of a large panelled shower cubicle with rainfall and traditional shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with waterfall chrome mixer tap and splashback. Fitted base units. Chrome heated towel rail. Inset spot lighting. Extractor. Velux window.

#### **Dressing Room**

9'1 x 8'11

Large dressing room with a plethora of fitted open wardrobe and shelving space. Radiator. Power points. Inset spot lighting.

#### **Bedroom 2**

12'9 x 11'4

Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone point. Opening to dressing area. Door to ensuite shower room.

#### **Ensuite Shower Room**

10'2 x 3'11

Fitted with a three piece suite comprising of a panelled shower cubicle with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome waterfall mixer tap. Heated towel rail. Base storage units. Large frosted uPVC window to rear aspect. Back lit mirror. Inset spot lighting.

#### **Dressing Room**

6'6 x 5'8

Dressing area with fitted open wardrobe and shelving space.

### **Bedroom 3**

9'10 x 10'4

Double bedroom with large fitted wardrobe. uPVC window to rear aspect. Radiator. Power points. Door to ensuite shower room.

### **Ensuite Shower Room**

3'0 x 7'10

Fitted with a fully tiled shower cubicle with bi-fold door and a wash hand basin set over vanity unit with mixer tap. Frosted uPVC window to rear aspect. Electric shaver point. Fully tiled walls.

### **Bedroom 4**

12'5 x 7'8

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone point.

### **Bathroom**

7'10 x 6'9

Fitted with four piece suite comprising of a large double ended corner panelled bath, a corner shower cubicle with electric shower over, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Inset spot lighting. Fully tiled walls. Fully tiled flooring. Chrome heated towel rail. Frosted uPVC window to rear aspect.

### **Integral Garage**

16'6 x 18'2 (to furthest measurement)

Double garage where part of the space has been used to expand the kitchen. Double up and over garage door. Power and lighting. uPVC window to side aspect.

### **Gardens**

The property benefits from beautifully presented gardens to both the front and the rear of the property. The front garden is found adjacent to the driveway and benefits from mature plants and trees which add an abundance of life to the garden. The rear garden is predominantly laid to lawn but features a patio area which is guarded by a low level brick wall and provides a perfect spot for outdoor seating. There is a stone footpath leading from the patio across the lawned area to a timber built outdoor seat. The rear garden is also home a plethora of plants, trees, and shrubs which add a variety of colour to the garden. The rear garden can be accessed directly via a side access gate leading from the driveway. The garden is protected to the perimeter via a variety of hedgerows and fencing.

### **Driveway**

The property benefits from a gravelled driveway providing off the road parking for up to three vehicles.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

### **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.

### **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.

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<sup>(1)</sup>

2508 ft<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>

(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

Exit Louth via the A16 and head towards Grimsby. Continue for 4.5 miles then turn left onto the A18. Continue on this road for 1 mile into the village of Ludborough and then turn right onto station road and the take your first right onto Ludborough Park. Follow the road round to the right and you will find the property on your right hand side.

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

