



CHOICE PROPERTIES

Estate Agents

Rishworth Fanny Hands Lane,
Ludford, Market Rasen, LN8 6AL
Price £299,000



Choice Properties is delighted to present this characterful property, set in an elevated position within a quiet village in the heart of the Lincolnshire Wolds (AONB), enjoying beautiful countryside views and a peaceful setting with a café /giftshop and local village pub. The home offers spacious and versatile accommodation with a wealth of charm throughout. Ideally located, it is just 5 miles from Market Rasen with its train station and 7 miles from the popular market town of Louth, providing excellent access to local amenities and transport links.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully presented accommodation comprises:-

Entrance Porch

6'9" x 4'3"

The entrance porch features an impressive hardwood entrance door, tiled flooring, exposed brick walls, and a pitched beamed ceiling, creating a welcoming first impression. A composite internal door leads through to the entrance hall, while a stained uPVC glass window to the side aspect provides additional natural light.

Entrance Hall

7'11" x 3'1"

The entrance hall benefits from a uPVC window to the side aspect, allowing for natural light, along with a radiator. An internal cottage-style door provides access to the sun room.

Sun Room

10'0" x 12'9"

The sunroom is a bright and airy space featuring uPVC French doors opening out to the garden. The room benefits from beamed ceilings, partially exposed brick walls, a radiator, and power points, along with sliding glass doors providing access to the living room.

Living Room

11'1" x 16'10"

The living room is a generously sized space featuring a log burner set within a fireplace with tiled hearth, brick surround, and a solid oak mantel. The room also benefits from a large uPVC window to the side aspect, a small fitted storage cabinet, radiator, power and telephone points, and characterful beamed ceilings.

Hallway

5'5" x 15'9"

The hallway provides access to the majority of rooms via a solid oak cottage-style doors. The space also benefits from a radiator, thermostat, power points, and access to the loft via a loft hatch.

Dining Room

10'1" x 13'6"

The dining room is a spacious area featuring a large uPVC window to the side aspect, allowing for plenty of natural light. The room also benefits from a radiator, power points, and ample space for a dining table and chairs.

Kitchen

9'10" x 10'9"

The kitchen is fitted with a range of shaker-style wall, base, and drawer units with work surfaces over. Features include a large single bowl ceramic sink with chrome mixer tap and ceramic drainer, space for a four-ring range cooker with extractor hood and tiled splashback over, along with space for a dishwasher and under-counter fridge freezer. The room also benefits from part-tiled walls, tiled flooring, radiator, power points, a large uPVC window to the rear aspect, and an opening leading through to the lobby, with the consumer unit neatly housed within a box unit.

Utility Room

5'6" x 5'7"

The utility room benefits from a frosted uPVC window to the side aspect and houses the oil-fired boiler. There is space for a freestanding fridge freezer, along with plumbing for a washing machine and space for a dryer.

Lobby

4'2" x 5'6"

The lobby features tiled flooring and provides access to the utility room. There is also an external door leading to the side porch.

Side Porch

5'6" x 2'7"

The side porch features double opening uPVC doors providing access to the side garden. The space is finished with tiled flooring.

Bedroom 1

16'7" x 10'5"

Bedroom one is a spacious double room, benefiting from a built-in storage cupboard and a large uPVC window to the front aspect allowing for plenty of natural light. The room also features a free-standing oak wardrobe, solid oak flooring, a radiator and power points throughout.

Bedroom 2

12'6" x 10'6"

Bedroom two is a double bedroom featuring fitted wardrobes with sliding doors and a large uPVC window to the rear aspect. The room also benefits from a wash hand basin set over a vanity unit, along with a radiator and power points.

Craft Room / Bedroom 3

12'7" x 8'10"

Bedroom three, currently utilised as a craft room, is a double bedroom featuring fitted wardrobes with sliding doors. The room also benefits from a pedestal wash hand basin with single taps, radiator, power points, and a uPVC window to the rear aspect.

Bathroom

11'0" x 8'9"

The bathroom is fitted with a four-piece suite comprising a jetted 'P'-shaped bath with mixer tap, a waterproof panelled shower cubicle with electric shower, a low-level WC, and a ceramic wash hand basin set within a vanity unit with single taps. The room also benefits from a storage cupboard housing the hot water tank, under-floor heating, part-panelled walls, spot lighting, extractor fan, chrome heated towel rail, and a frosted uPVC window to the front aspect.

Driveway

The property benefits from a private gated gravelled driveway providing parking.

Gardens

The garden benefits from outdoor power and water supply, and is impeccably well presented. Boundaries are mainly defined by fencing and established hedging, with a small gravel patio area and the remainder laid to lawn. Two useful sheds, one with full electrics, ideal for storage. A selection of shrubs and plants adds interest, making this an ideal space for keen gardeners.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

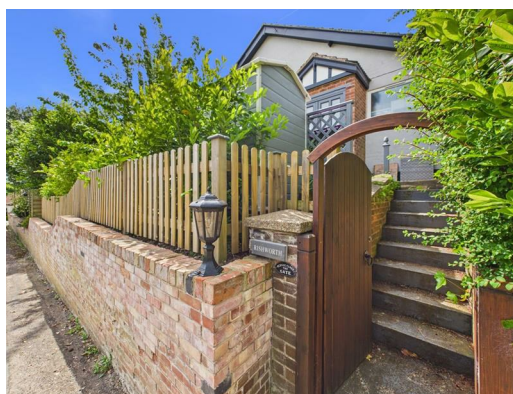
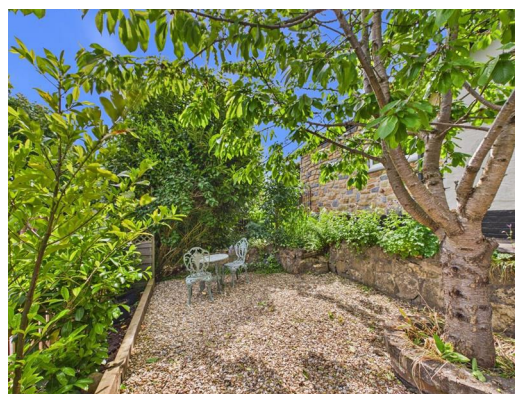
Making an Offer

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.







Approximate total area^m
1315 ft²

(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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Directions

Please use the postcode LN8 6AL, this will take you to Fanny Hands Lane. The property is on your right.

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		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

