



# CHOICE PROPERTIES

*Estate Agents*

April Cottage Magna Mile,  
Ludford, LN8 6AJ

Reduced To £175,000



Choice Properties are delighted to bring to the market this three bedroom semi detached house, filled with character, situated in the sought after village of Ludford. The property further benefits from two reception rooms, privately enclosed garden and spacious outbuilding to the rear. Early viewing is most highly advised!

With the added benefit of uPVC double glazing and oil fired central heating, the well proportioned internal living accommodation comprises:-

### **Entrance Porch**

4'9" x 2'7"

With hardwood entrance door. Fitted shelving. Power points. Opening to kitchen.

### **Kitchen**

15'3" x 9'5"

Fitted with a range of hardwood wall and base units with tiled work surfaces over. Space for four ring range cooker with extractor hood over. Breakfast bar. Dual aspect uPVC windows. Oil fired boiler. Single bowl sink with mixer tap and drainer. Part tiled walls. Power points. Radiator. Plumbing for washing machine. Space for dishwasher. Space for two under counter fridge freezers.

### **Reception room**

15'8" x 11'4"

Staircase with cottage style door leading to landing. Built-in understairs storage cupboard. Beamed ceilings. Fully functional open fireplace with stone hearth and brick surround and mantel. Radiator. Power points. Fitted bookcase. Window to front aspect.

### **Dining Room**

11'3" x 11'6"

Space for dining room table large uPVC window to front aspect. Large open fireplace with tiles hearth and brick surround. Beamed ceilings. uPVC door to conservatory. Telephone point. Power points. Built-in storage cupboard.

### **Sun room**

10'5" x 9'4"

With large uPVC windows to rear aspect. uPVC door leading to garden. Radiator.

### **Landing**

12'7" x 2'7"

Internal doors to all first floor rooms. Spot lighting. Built-in storage cupboard housing hot water tank and fitted shelving.

### **Bedroom 1**

11'3" x 12'1"

Large double bedroom with dual aspect uPVC windows. Hardwood flooring. Beam to ceiling. Radiator. Power points.

### **Bedroom 2**

9'6" x 9'5"

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

9'9" x 9'3"

Currently used as an office space. Hardwood flooring. Radiator. Power points. uPVC window to front aspect.

### **Bathroom**

5'3" x 9'4"

Fitted with a three piece suite comprised of a double ended free standing bath with mixer tap and shower attachment with electric shower over, a pedestal wash hand basin with single taps, and a push flush wc. Radiator. Frosted uPVC windows to side aspect. Part tiled walls. Tiled flooring. Spot lighting. Wall mounted storage cabinet.

## **Workshop/Outbuilding**

10'4" x 17'4"

Formally a motorcycle garage. Fitted with power and lighting. Pedestrian access door leading to garden. Double opening timber doors to roadside.

## **Gardens**

The garden is mostly laid to lawn and is privately enclosed with timber fencing and established hedging to the boundaries. There is also a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining, A gate to the side of the property provides access to the front of the property and parking spaces.

## **Parking**

Off the road parking space for two 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 A.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties Louth 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.









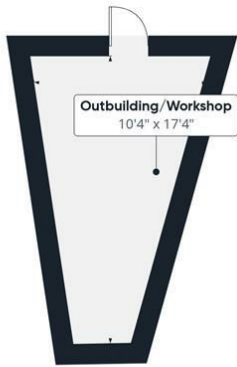




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1139 ft<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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# Directions

Exit Louth via St Mary's Lane and head towards the roundabout. At the roundabout take the second exit and continue for 8 miles into the village of Ludford and you will find the property on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		77
	55	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

