



4 Lime Villas, Ludford  
LN8 6AF



*Nestled in the centre of the Lincolnshire Wolds countryside in the popular village of Ludford is this 3 bedroom terraced cottage, benefitting from extensive gardens and being located down a quiet no through road in an elevated position.*

*The deceptively spacious property is finished to a high standard with character features and having 3 reception rooms, 3 good size bedrooms with smart kitchen and shower room. The elevated position allows excellent views and is set within well maintained front and rear gardens, allowing extensive parking with a carport and attached workshop or home office.*







































**Directions**

Proceed away from Louth along Westgate and follow the road out of town to the bypass roundabout. Take the second exit and proceed for a short distance until the fork in the road and branch right here along the A631 towards Market Rasen. Follow the road for approximately eight miles across the Wolds to the village of Ludford. Just after passing the White Hart Inn public house, take the right turning onto Lime Villas and follow the road to the top of the hill and at the T-junction bear right onto the track. After a short distance, 4 Lime Villas' gated driveway will be on the right hand side.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Kitchen**

A bright and spacious kitchen having a range of base and wall units finished with light grey doors. Laminated work surfaces with black resin sink and attractive tiling to splashbacks. Space for washing machine, dishwasher and fridge with terracotta tiling to floor. Free-standing electric oven with hob over with an opening leading into the:

**Dining Room**

Bright dining room having south facing large bay window overlooking the front garden. Neutrally decorated with solid wood flooring and an open hatch into the kitchen.

**Utility/Sunroom**

A large and useful space which could be used for a variety of purposes, having fully glazed rear wall and fitted with a range of base units with worktop above. Polycarbonate roof covering and tiled flooring with an opening into:

**Boot Room**

A useful boot or cloak room having tile-effect vinyl floor covering, coat hooks to walls with an opening into:

**Boiler Room**

Having a fitted Wallstar oil-fired combination boiler with window to the side, tile-effect vinyl cushion flooring and loft hatch.

**Lounge**

A large and light room having large windows to the south aspect with patio door leading onto the front garden. Solid wood flooring and pine doors with attractive brick feature

fireplace with slate tiled hearth and fitted log burner. The property's elevated position allows excellent views over the village to the fields beyond. Open tread staircase leading to the first floor.

**Landing**

A spacious landing with window overlooking the rear. Solid wood flooring.

**Bedroom 1**

Double bedroom with two windows overlooking the rear drive and fields beyond. Solid wood flooring and attractive decoration.

**Bedroom 2**

Another double bedroom with solid wood flooring with window overlooking the front. Also having loft access hatch to the roof space.

**Bedroom 3**

A good size single bedroom or home office having solid wood flooring and window overlooking the front with large storage area to the side over the stairs. Built in fitted wardrobes and loft access hatch. Neutral decoration.



**Shower Room**

Modern shower room having a large walk-in thermostatic shower with rainfall shower head and fully tiled walls with the remainder of the room having part-tiled walls. White suite consisting of basin with vanity unit below and low-level WC and chrome towel rail. Tile-effect vinyl flooring with window overlooking the rear.

**Front Garden**

The property is accessed via a shared unadopted road benefitting from two parking areas with the first being to the front, having space and right to park two cars (hatched area on aerial image) with a front pedestrian access gate and the front garden predominantly having fenced boundaries. The extensive gardens for a property of this type are meticulously maintained, having attractive flower borders and feature rockeries, being south facing and catching the sun for the majority of the day. Leading up to the property is a footpath with the majority of the garden laid to lawn. Large garden shed to one side, large multi-level decking area ideal for al fresco dining and barbecues with steps leading up to the rear concrete patio area, having access to the house via the lounge and dining room doors.

**Rear Garden**

Rear garden accessed via travelling to the top of the road and along the back of the terraced houses, having gated access to the long gravel drive leading down the hill to the property and parking area having mainly hedged boundaries and laid to lawn with mature trees. Large car port with space for two cars with attached workshop/home office to the side, having electricity supply. To the rear of the property is a small courtyard housing the oil storage tank with outside tap with gates leading through a shared passage and into the main rear garden. Beyond the rear garden is a footpath giving access to excellent walks out into the Wolds countryside.

**Location**

Ludford is a country village occupying an elevated position within the Lincolnshire Wolds, an area designated as being of outstanding natural beauty. The village benefits from the highly rated public house of White Hart Inn and is approximately 22.4 miles from Lincoln, 21.4 miles from Grimsby, 34.1 miles from Boston whilst the market towns of Louth and Market Rasen are within closer reach at 9.2 miles and 5.6 miles

respectively. The latter are market towns with shopping facilities, primary and secondary schools, various recreational facilities including a theatre and a cinema at Louth whilst Market Rasen is well known for the National Hunt Race Course.

**Viewing**

Strictly by prior appointment through the selling agent.

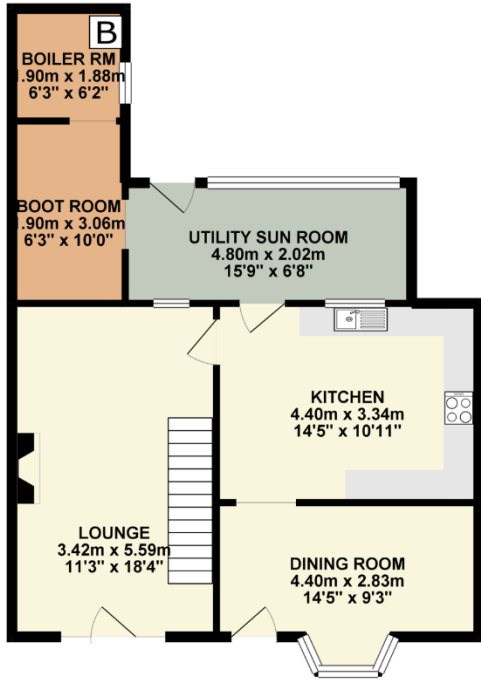
**General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage with an oil-fired central heating system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

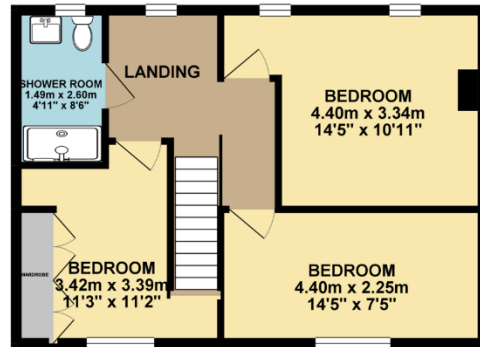


# Floor Plans and EPC Graph

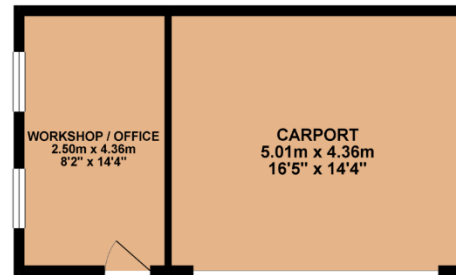
GROUND FLOOR 63.52 sq. m.  
( 683.68 sq. ft. )



1ST FLOOR 43.71 sq. m.  
( 470.51 sq. ft. )



CAR PORT / OFFICE 32.71 sq. m.  
( 352.11 sq. ft. )



TOTAL FLOOR AREA : 139.94 sq. m. ( 1506.29 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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81-91	B		
69-80	C		
55-68	D	57   D	76   C
39-54	E		
21-38	F		
1-20	G		

EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request. The EPC graph is illustrated on the floor plan page



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