



Casa Mia Magna Mile Ludford Market Rasen LN8 6AJ

£240,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

Situated in a Lincolnshire Wolds village, this well maintained detached bungalow is conveniently situated between the market towns of Louth and Market Rasen and benefits from uPVC double glazing and ample off street parking. The accommodation consists of an hallway, Lounge Diner, kitchen, three good size and shower room and has attractive gardens and a single garage with carport. EPC rating E . Council Tax Band C.

Rooms

Entrance Hall

With uPVC double glazed entrance door having matching side window and central Kingfisher Motif decorative panel. Radiator, telephone point and garage door opening switch.

Inner Hallway

With radiator, central heating control panel, built-in airing cupboard housing hot water cylinder and storage shelving, access to roof space with pull ladder.

Lounge Diner

With a marble fireplace housing an electric fire, 3 uPVC double glazed windows, each having secondary glazing, two radiators, alcove display shelving. Minimum depth measurement.

22'8" x 10'5" (6.95m x 3.23m)

Kitchen

With fitted kitchen in light wood effect and having wall and base cupboards, granite effect worktops, stainless steel sink and drainer having mixer tap, tiled splashbacks, electric kickboard heater, integrated John Lewis electric hob, Belling extractor hood over, John Lewis electric double oven, space for fridge freezer and washing machine, uPVC double glazed window and side access door, downlighters.

10'3" x 9'7" (3.16m x 2.96m)

Bedroom 1

With uPVC double glazed window, radiator.

13'1" x 8'9" (4m x 2.74m)

Bedroom 2

With uPVC double glazed window having secondary glazing, radiator.

11'7" x 9'2" (3.59m x 2.83m)

Bedroom 3

With uPVC double glazed window and radiator.

9'1" x 9' (2.79m x 2.75m)

Shower room

With tiled corner shower having mains fed shower, vanity washbasin and WC having concealed cistern, granite effect worktop, tiled walls, uPVC double glazed window, extractor fan, down lighters and radiator.

7'3" x 5'7" (2.25m x 1.76m)

Front Garden

The front garden is mostly laid to gravel and has a low-level brick wall to the front boundary, flower and shrub beds which extend down to one side of the property. A gravel driveway leads to:



Single Garage

To the front of the garage is a useful carport as well as an external power point. The garage has a electric roller shutter door, uPVC double glazed window, access to roof space, power and lighting and a Camray oil fired central heating boiler.

16'3" x 11'4" (4.97m x 3.49m)

Rear Garden

The small rear garden comprises of a lawn area, gravel bed, pvc oil storage tank, timber shed and timber summerhouse.

Services

Services The property is understood to have mains water, electricity and drainage. Oil fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C .

Viewing

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) 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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