



 3
Bedrooms

 2
Bathrooms



****SOUGHT AFTER VILLAGE LOCATION****

Located in the desirable village of Luddington, North Lincolnshire, having close links to Crowle, Scunthorpe and Doncaster.

The property sits on a generous 1/3 acre plot, with unobstructed countryside views to the rear aspect.

In brief the property comprises, of three double bedrooms, two featuring to the first floor, with the master bedroom and en-suite shower room situated to the ground floor, an ample self-contained space.

The ground floor comprises of, spacious entrance hall, in current use as a dining room, cosy lounge with dual aspect views, well appointed kitchen and utility room, with access to the rear courtyard, and built in storage / larder cupboards.

Louise Oliver Properties is pleased to present to the market this three bedroom detached village property, with 1/3 acre plot, located to the desirable and ever popular village of Luddington, North Lincolnshire. Unexpectedly back available on the sales market, a fantastic opportunity to purchase in a quiet rural location, with ample land.

The property comprises of generous accommodation throughout, opening into the sweeping entrance hall come dining area, with access to cosy lounge featuring central log burner, and well appointed kitchen boasting, Rangemaster oven and over hob digital extractor. The kitchen exits into spacious utility, benefiting built in larder and store cupboard and exiting to the rear courtyard. The master bedroom is situated to the rear, located on the ground floor, a spacious double room comprising generous living space, en-suite fully fitted shower room, and exiting to the rear patio via double uPVC doors. To the first floor the property boasts two double bedrooms with ample room for further storage and dual aspect views, and a spacious four piece modern bathroom suite.

Externally the property boasts generous sweeping shingle drive, with ample space for off road parking to multiple vehicles. Whilst the large rear landscaped garden, benefiting the majority of the 1/3 acre plot, boasts unobstructed views to the rear, paved courtyard and patio, with mainly laid to lawn, and landscaped beds and vegetable plot. The double workshop / garage is accessible via both the front and side aspects, with additional double shed and greenhouse.

Viewings are highly recommended, to request a viewing call: 01724 853 222

info@louiseliverproperties.co.uk

ENTRANCE HALL - 4.04m x 5.00m (133" x 165")

SITTING ROOM - 4.04m x 3.96m (133" x 130")

KITCHEN - 3.92m x 2.97m (1210" x 99")

UTILITY - 2.68m x 2.45m (810" x 81")

MASTER BEDROOM - 3.68m x 5.33m (121" x 176")

EN-SUITE SHOWER - 1.26m x 2.23m (42" x 74")

BEDROOM TWO - 4.04m x 4.01m (133" x 132")

BEDROOM THREE - 3.88m x 2.75m (129" x 90")

BATHROOM - 2.45m x 2.65m (81" x 88")

RECEPTION ROOM

Main entrance to the property via front aspect uPVC obscure glazed door, opening directly into spacious entrance hall with feature Z wooden staircase to first floor, comprising, wood laminate flooring, radiator, front aspect uPVC window, and light to ceiling. The spacious entrance is further utilised as a dining room, ideally situated between the lounge and kitchen.

SITTING ROOM

Well proportioned lounge comprises, carpet flooring, dual aspect uPVC windows, radiator, open hearth with central log burner, and light to ceiling.

KITCHEN

Well appointed kitchen comprising of, cream gloss fronted wall and base units to the surround, wooden worktops, Rangemaster oven with induction hob, over hob Rangemaster digital extractor unit, feature tiled splash back, wood laminate flooring, stainless steel sink and drainer, twin front aspect uPVC windows, radiator, space for under counter white goods, and light to ceiling.

KITCHEN

Large utility room comprises of, tiled flooring, worktop to front aspect with space for under counter white goods, radiator, front aspect uPVC window and single uPVC door exiting to rear courtyard, two built in pantry cupboards, and light to ceiling.

MASTER BEDROOM

Ground floor master bedroom comprising of, carpet flooring, vertical flat bed grey matte radiator, double uPVC door opening to rear patio, side aspect uPVC window, carpet flooring, light to ceiling, and access to shower room.

EN-SUITE

Well proportioned shower room comprising of, concealed waste vanity, low flush toilet, ceramic hand basin, vertical ladder style towel radiator, enlarged walk-in shower enclosure with glazed slide to pen access, mains fed shower unit, full tiling to the walls, extractor unit, and light to ceiling.

First Floor

Spacious first floor comprising of, white wooden balustrades to stair surround, carpeted flooring, radiator, front aspect uPVC window, twin built in storage cupboards with slide to open door access and lights to ceiling, modern loft access comprising ladder, insulation and LED lighting.

BEDROOM TWO

Double bedroom with ample space for storage comprising of, carpeted flooring, dual aspect uPVC windows, radiator and light to ceiling.

BEDROOM THREE

Double bedroom comprises of, carpeted flooring, dual aspect uPVC windows, radiator, and light to ceiling.

BATHROOM

Well appointed four piece bathroom suite comprising of, enlarged mains fed corner shower with dual slide to open door entry, digitally controlled radiator, dual ended panel bath with chrome mixer taps, low flush toilet, full tiling to the walls, pedestal hand basin with chrome mixer taps, tiled flooring throughout, front aspect obscure glazed window, and spot lighting to the ceiling.

WORKSHOP

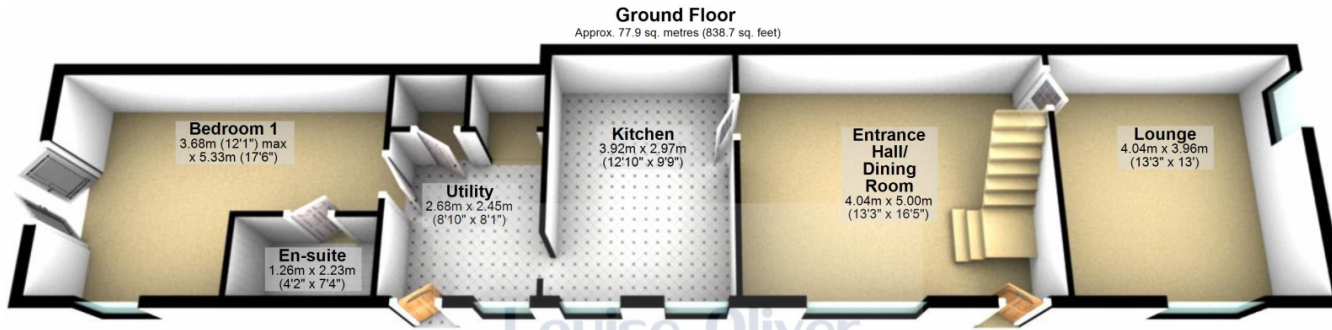
Detached double workshop / garage, comprising of, double door access opening from the front aspect driveway, single external door to the side aspect opening from the rear garden, multi aspect single glazed windows, mains power supply, and lighting to the ceiling.

EXTERNAL

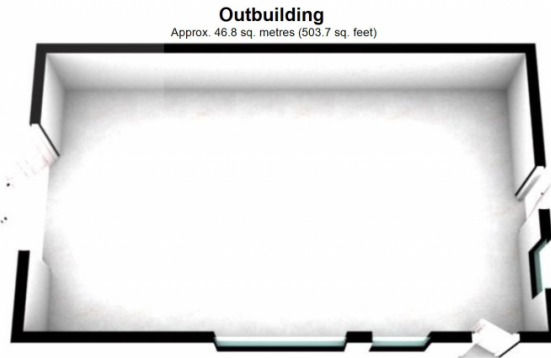
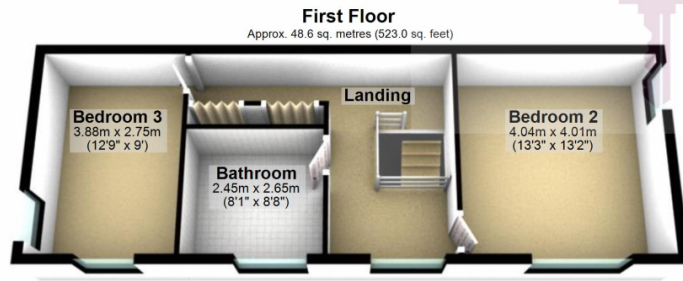
Large shingle driveway with accessible parking for multiple vehicles, double gated vehicular access, and single gated access opening to footpath leading to main entrance, the oil tank (newly installed in 2019) is fully enclosed and accessible, external security lighting, access to the double garage / workshop, entry to the rear courtyard opening through solid wood secure locked gate. The large rear garden has been landscaped to include, rear courtyard accessed via the front aspect with walled secure perimeter, and also via the utility room. A large paved patio features to the rear of the property, accessible via the double doors to the master bedroom / second sitting room. Large areas of well maintained laid to lawn, surround the garden, with a feature pond, greenhouse, large 14 x 10 shed, and raised planting beds and vegetable plots. The perimeter is fully secured, and overlooks, open fields to the rear. The rear aspect benefits security lighting and external water supply.

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Total area: approx. 173.3 sq. metres (1865.4 sq. feet)
11 Mere Dyke Road, Luddington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Luddington, DN17

