



1 Highfield View Magna Mile Ludford Market Rasen LN8 6AH

£230,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

Nestled in the heart of a Lincolnshire Wolds village, this generously sized semi-detached house offers ample off-street parking with a gated, deep driveway providing plenty of room for multiple vehicles. The property also features a large garage and workshop ideal for hobbies, storage, or a home business. The home is equipped with an energy efficient air source heat pump heating system and solar panels providing both comfort and sustainability. The well-designed living spaces are perfect for families offering plenty of room to relax and entertain. EPC rating C.

Rooms

Front Porch

With uPVC double glazed front door and window, access hatch to roof space and further uPVC double glazed inner the door opening to:

Lounge

With uPVC double glazed window to front elevation, radiator, brick feature fireplace housing an electric fire and having display shelving for TV and ornaments , coved ceiling, radiator.
17'3" x 12'4" (5.3m x 3.8m) Maximum width measurement.

Dining Room

With radiator, uPVC double glazed window, UPVC double glazed patio doors, coved ceiling.
10'8" x 15'9" (3.3m x 4.85m)

Kitchen

With range of fitted wall and base cupboards, stainless steel sink having mini sink, drainer board and mixer tap, quartz effect worktops, tiled splash backs, integrated electric oven, microwave and space for fridge freezer, breakfast bar, LPG gas hob with extractor fan over, radiator, uPVC double glazed window.
14'4" x 16' (4.4m x 4.89m) Average width measurement.

Rear Entrance Porch

With uPVC double glazed inner and outer doors.

Entrance Lobby

With radiator and doorway, to:

Office/Utility

With uPVC double glazed window and patio doors, plumbing for washing machine and space for a dryer. 10'3" x 14'4" (3.15m x 4.4m) Minimum depth measurement.

WC

With wash basin, close couple toilet, uPVC double glazed window.

First Floor Landing

With built-in airing cupboard housing hot water cylinder, access to roof space.

Bedroom 1

With uPVC double glazed window providing views over open fields beyond , radiator and built-in mirror fronted wardrobe.
13'7" x 12'4" (4.2m x 3.8m) Minimum width measurement.

Bedroom 2

With uPVC double glazed window, radiator.
10'9" x 10'6" (3.35m x 3.25m)



Box Room/Office

With radiator and uPVC double glazed window.
7'3" x 4'9" (2.25m x 1.52m)

Bathroom

With panel bath, close couple toilet, wash basin, shower cubicle having Inignia aqua spray shower, part tiled walls, uPVC double glazed window and radiator.
8'4" x 10'6" (2.58m x 3.24m)

Outside

At the front of the property is a small lawn with a hedge frontage. A gravel driveway leads down the side of the property and has metal electric entrance gates. Immediately behind the house is a concrete patio area enclosed with a low-level brick wall. The rear garden comprises of a lawn and concrete driveway providing access to the garage.

Garage & Workshop

With up and over garage door and pedestrian access door, power and lighting.
21'3" x 21'3" (6.5m x 6.5m)

Services

The property is understood to have mains water, electricity, and drainage. Central heating is provided by an air source heat pump and there are also solar panels which are owned and provide electricity to the property and also an annual feed tariff payment.

Mobile

We understand from the Ofcom website there is likely mobile coverage from 02 and Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 6 Mbps and an upload speed of 0.8 Mbps. Superfast broadband is also available with a download speed of 72 Mbps and an upload speed of 18 Mbps.

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.

Please Note

We are informed by the sellers that the roof space has had spray foam installed. We are also informed that part of bedroom three is subject to a flying freehold. Please contact the office for further details.

Viewing Arrangements

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.

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.





FLOORPLAN

John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

