



Mount House , Magna Mile

| Ludford, Market Rasen | LN8 6AJ

Offers In The Region Of
£220,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Magna Mile |

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A Detached Cottage in a Quiet 'Tucked Away' location in Ludford, off Magna Mile. The village is situated on the Lincolnshire Wolds, Area of Outstanding Natural Beauty with many countryside walks and views right on your doorstep. For those looking to relax after a spot of fresh air and exercise, you can call in at either The Viking Way Cafe & Gift Shop, or why not enjoy a refreshing pint at The White Hart, both serve as good hubs for the community and chance to catch up with neighbours and friends. There is an active Village Hall which hosts events through the calendar. Anyone needing a wider selection of services can nip into Market Rasen which is just over seven miles or Louth which is under ten miles, both having schooling for all ages, whilst neighbouring villages have Primary Schooling.

The cottage has good sized rooms, although there is still scope for someone to convert into the Garden Room and Garage or simply move in and make the most of the existing space. It is heated by Oil Fired Central Heating and retained by uPVC Multi Pane Double Glazing. The accommodation comprises: Reception Hall with slate tiled floor, Dining Room/Bedroom Three, Spacious Living Room and Good Sized Kitchen/Breakfast Room. On the First Floor there is a Galleried Landing, Two Bedrooms and a Bathroom. Outside you have a Small but wide Frontage with Two Parking Separate Spaces on the left hand side plus an On Plot Parking Space and access to the Garage. There is a Lean-To Summer House opening into Garden Room (which, along with the Garage could be converted into further accommodation subject to permissions). There is also a Good Sized Rear Garden.

- Spacious Detached Cottage
- Lincolnshire Wolds Village
- Countryside Walks Nearby
- Two Bedrooms & Bathroom
- Quiet 'Tucked Away' Spot
- Area of Outstanding Natural Beauty
- Currently Two Reception Rooms
- Good Sized Rear Garden

Reception Hall

16'0 x 8'4 max (4.88m x 2.54m max)

Approached via wood panelled entrance door with multi pane glazed insert. Two double storage cupboards, additional double doors to shoe cupboard. Slate tiled floor. Two windows to the rear. Stairs to First Floor.

Dining Room/Third Bedroom

8'4 x 15'2 (2.54m x 4.62m)

Window to rear. Double radiator.





Living Room

13'0 x 12'11 (3.96m x 3.94m)

Window to front. Radiator. Picture rail. Wood panelled door to:-

Kitchen/Breakfast Room

15'10 x 11'11 (4.83m x 3.63m)

Range of cream coloured, cottage style wall and base units. Wood work-surfaces. Plate rack. Tiled splashbacks. Beam. Double radiator. Stable door to Front. uPVC double glazed, double doors to Rear Garden. Pantry cupboard.

Galleried Landing

Access to loft. Wood panel doors off. Two windows to the rear.

Bedroom One

10'8 x 11'9 plus 5'4 x 9'0 (3.25m x 3.58m plus 1.63m x 2.74m)

Two windows to the rear. Window to front. Radiator.

Bedroom Two

10'10 x 7'2 (3.30m x 2.18m)

Window to front. Radiator. Fitted wardrobe and drawers.

Bathroom

10'10 x 5'4 (3.30m x 1.63m)

White suite of panelled bath having mixer/shower tap attachment and screen over. Low level w.c. Pedestal wash basin. Tiling to water sensitive areas. Window to front. Radiator.

Parking for Three Cars and Garage

18'11 x 11'9 (5.77m x 3.58m)

Garage with double opening doors. Light and electric. Door to Rear Garden. The Two Parking Spaces are to the left hand side of the main drive and Additional Parking in front of the garage.

Wide Frontage with Lean-To Summer House

5'3 x 10'10 (1.60m x 3.30m)

Cottage style borders and door to Lean-To Summer House with Quarry tiled floor. Belfast sink. Doors to:-

Garden Room/Office

15'2 x 7'6 (4.62m x 2.29m)

This could be converted into the main accommodation (subject to permissions and regulations).

Additional Information

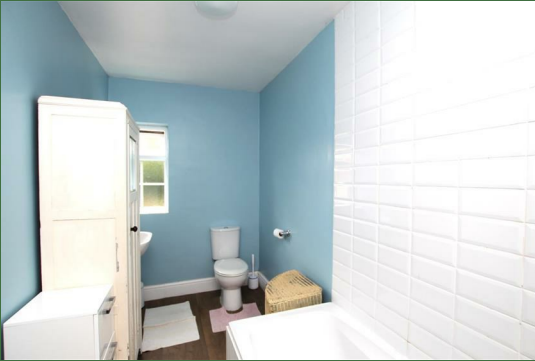
Tenure: Freehold

Services: T.B.C.

EPC Rating: E

Council Tax Band: B - East Lindsey

AGENTS NOTE: There is a building plot to the rear of the cottage, currently with Passed Planning Permission for Three Detached Bungalows.



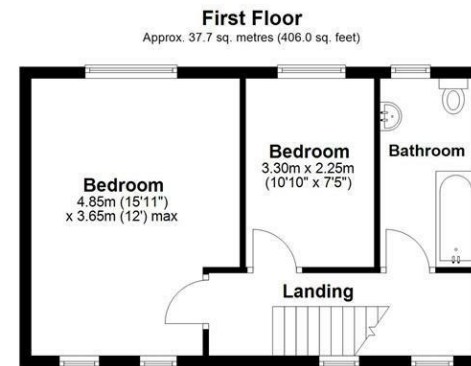
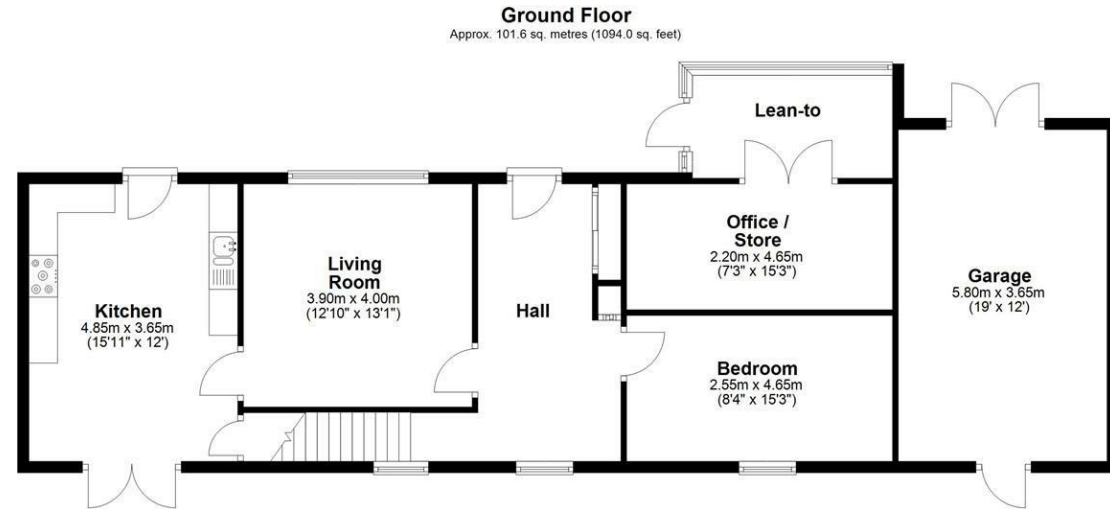
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	73
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Total area: approx. 139.4 sq. metres (1500.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
 Plan produced using PlanUp.