



The Fuchsias, Magna Mile  
Ludford LN8 6AH

M A S O N S  
EST. 1850

An excellent opportunity to acquire a completely renovated and recently extended four bedroom detached bungalow in the popular Wolds village of Ludford, having well-appointed, luxury accommodation with modern kitchen and bathrooms, a superb living room with vaulted ceilings and glazed gable overlooking the rear garden, four generously sized bedrooms, one with en suite.

Situated on a plot of over a quarter of an acre in mature grounds with driveway parking and lower ground double garage. Ludford is ideally situated between Market Rasen and Louth and benefits from an excellent public house.

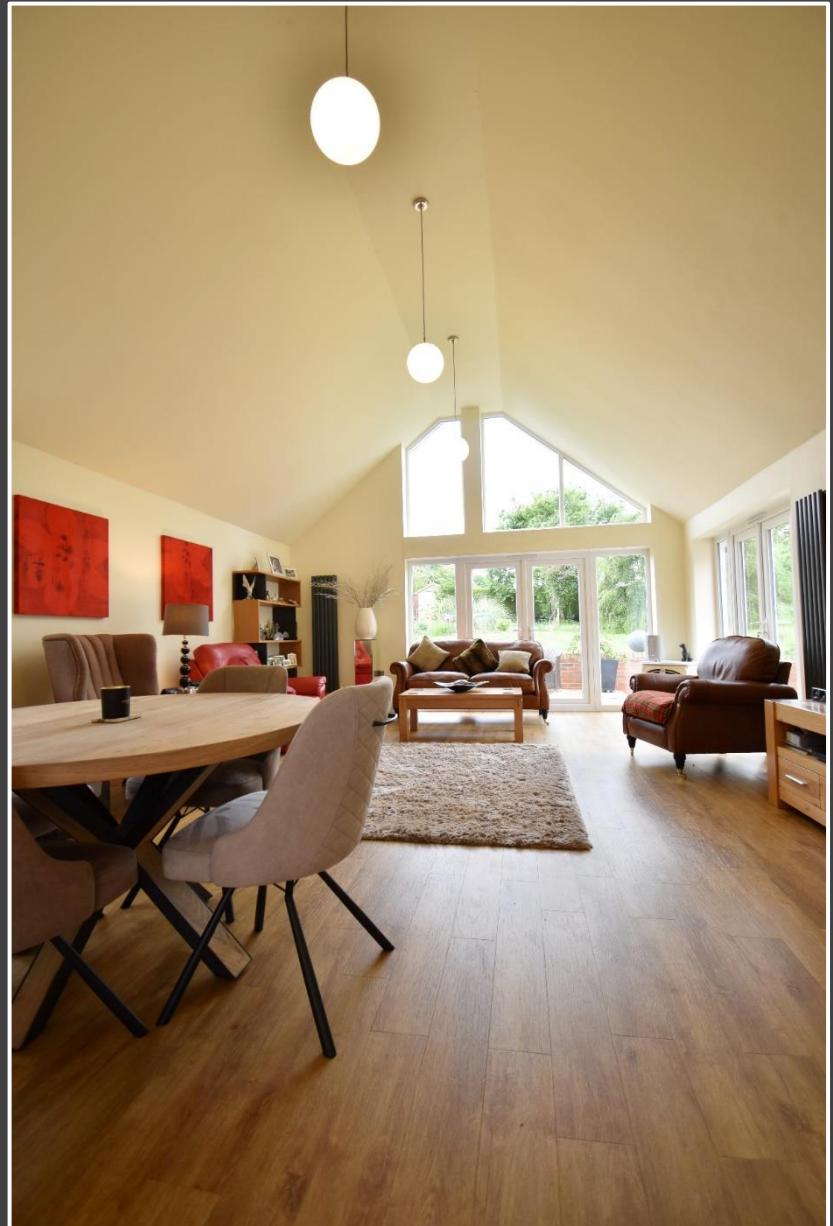


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**Directions**

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. Soon after passing the White Hart Inn public house, the property will be found on the right hand side. Ample parking is available in the lay by opposite.

**The Property**

Believed to date back to the 1950's and having a comprehensive extension and renovation carried out in 2017 which provided the kitchen and lounge diner with double garage to the lower ground floor, the property was re-roofed in 2020 along with new floorings and kitchen upgrades and benefits from uPVC windows and a three year old oil-fired central heating boiler.

**Hallway**

Light and spacious hallway having a large solid timber entrance door with frosted glass windows to each side with further patio doors to the rear allowing light to flow through. Attractively decorated and having wood-effect Amtico flooring with a step down into the rear hall, having a large storage cupboard with double doors, vertical radiator, carpeted flooring and central

heating control panel with loft hatch giving access to the large roof space.

**Kitchen**

Large and modern kitchen having a range of base and wall units finished in a mixture of gloss white and grey slabbed doors with quartz worktops and matching upstands. Breakfast bar with cupboards below, inset one and a half bowl, stainless steel sink and a range of built-in AEG appliances including induction hob with ceiling-mounted extractor unit with lighting, two ovens, microwave and dishwasher. Blue LED lights to kickboards, built-in cupboards providing space for washing machine and dryer with space and plumbing for fridge freezer. Two contemporary vertical radiators and inset LED lights to ceiling. Windows to the front and attractive oak-effect Amtico flooring with double doors leading into the:

**Lounge Diner**

An exceptional room providing a light and airy living space spanning 23 feet in length, having vaulted ceilings with a glazed gable end flooding the room with light and giving excellent views of the garden. Four contemporary radiators, oak-effect Amtico flooring throughout and having two sets of patio doors leading into the rear garden.

**Bedroom 1**

A spacious double bedroom with large bow window to the front. Attractively decorated with carpeted flooring and two contemporary vertical radiators. Door leading into the:

**En Suite Shower Room**

A smart, modern shower room having fully tiled walls and flooring in attractive grey and slate colours. Thermostatic shower with rainfall shower head attachment, wash hand basin with vanity cupboard below, low-level WC and frosted glass window to the front. Contemporary radiator and extractor fan.

**Bedroom 2**

A large double bedroom with bay window to the front, carpeted flooring and neutral decoration. Twin vertical radiators.

**Bedroom 3**

A further double bedroom at the back of the property with window overlooking the rear garden. Carpeted flooring and neutral decoration with vertical radiator.

**Bedroom 4**

Another good size bedroom with patio door leading onto the rear garden. Carpeted flooring, two vertical radiators and double doors leading into the **walk-in wardrobe** with a

range of fitted hanging rails and shelving providing useful storage with radiator.

#### **Family Bathroom**

A large bathroom having a bay window to the rear with frosted glass windows, part-tiled walls and flooring in attractive grey and slate finishes and smart suite comprising large walk-in shower with thermostatic mixer and rainfall shower head, a curved bath with chrome taps and hand shower attachment, fitted storage cupboards with back-to-wall WC and wash hand basin above. Contemporary vertical radiator with towel rail attachment and a door giving access to the airing cupboard housing the Grant oil-fired central heating boiler and heater control panel.

#### **Lower Ground Double Garage**

Larger than average double garage having remote electric roller door with pedestrian side entrance door and painted concrete floor. Power, light and water is provided.

#### **Front Garden**

Block-paved driveway providing space for three cars and giving access to the underground garage and having gated access leading to the rear garden. Attractive paved steps with stainless steel hand rail leading up to the front door. The front garden is laid to

low-maintenance borders with a large array of roses and lavender. Timber gate giving access to the side gravelled area housing the oil storage tank and water collection butt.

#### **Rear Garden**

A very large and completely private garden with the bungalow being situated on a large plot of over a quarter of an acre. The rear garden is laid mainly to lawn having a useful garden shed to the rear boundary. A good range of planted borders well stocked with mature plants, shrubs and trees with a range of fruit trees to the rear of the garden and a vegetable plot. Perimeters are made up of well maintained hedges and fencing. Immediately to the rear of the bungalow is an attractive patio area with paving providing useful al fresco dining and barbecue area and enclosed by attractive brick retaining wall. Also benefitting a outside tap and external power point.

#### **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.

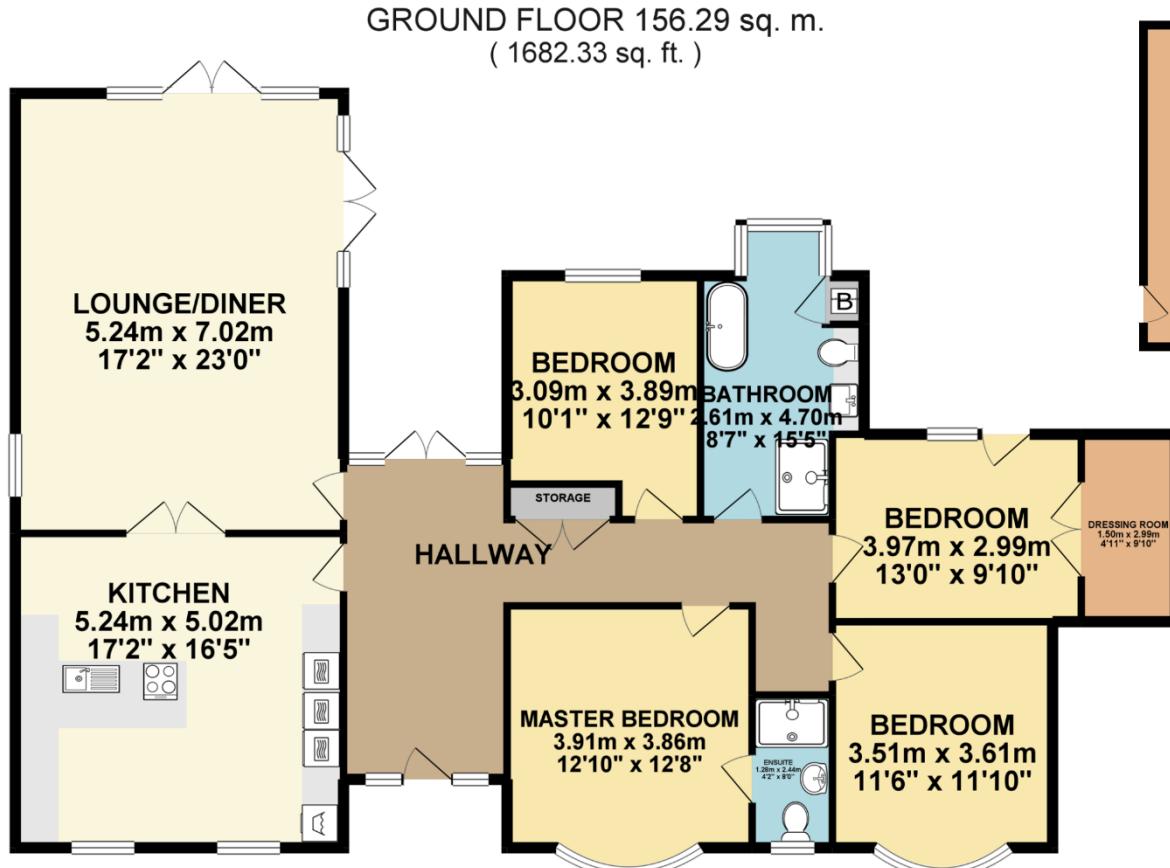
#### **Viewing**

Strictly by prior appointment through the selling agent.

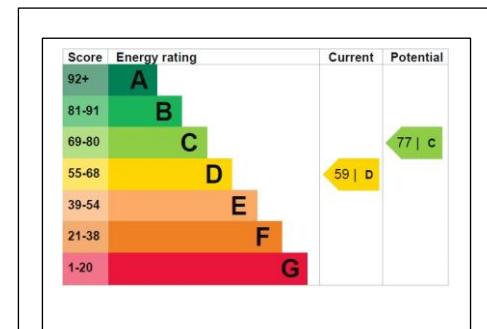
#### **General Information**

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 C.

# Floor Plans and EPC Graph



LOWER GROUND 34.54 sq. m.  
( 371.73 sq. ft. )



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

Important Notice

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