



21 Bain Rise Ludford Market Rasen LN8 6LF

£190,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

Detached Bungalow

A detached bungalow situated within a cul-de-sac with in a Lincolnshire Wolds village and benefitting from a good size plot. EPC rating D.

Rooms

Recessed Porch

With overhead light.

Entrance Hall

With part glazed metal composite front door, radiator, coved ceiling, access to roof space, telephone point and built-in storage cupboard.

Lounge

With radiator, coved ceiling, uPVC double doors and matching side windows opening to: 15'7" x 12'1" (4.81m x 3.71m)

Conservatory

With brick base and uPVC double glazed windows and doors, radiator, electric power points. 9'1" x 8'3" (2.8m x 2.54m)

Kitchen

K Fitted kitchen comprising wall and base cupboards, wood block effect worktops, stainless steel sink with mini sink and drainer board, tiled splash backs, integrated Lamona electric hob, extractor hood over and Lamona oven, space for fridge freezer & washing machine, radiator, side access door, radiator, uPVC double glazed window.

11'1" x 9'1" (3.41m x 2.79m)

Bedroom 1

With coved ceiling, radiator and uPVC double glazed window.

12'2" x 11'7" (3.72m x 3.58m)

Bedroom 2

With coved ceiling, radiator and uPVC double glazed window.

11'2" x 8'1" (3.43m x 2.47m)

Bathroom

With white suite comprising of 'P' shaped bath having shower screen and mains fed shower over, wash basin having cupboard below & integrated with concealed cistern WC, chrome radiator/heated towel rail, tiled walls, lined ceiling, uPVC double glazed window, extractor fan.

6'6" x 6'4" (2.04m x 1.96m)



Outside

Outside To the front of the property the garden is mostly laid to lawn and includes a tarmac driveway leading to the garage. The rear garden is again mostly laid to lawn and is enclosed with timber fencing and includes a small paved patio area, two timber sheds, PVC oil storage tank and cold water tap.

Garage

With up & over garage door, pedestrian access door, power and lighting, oil fired central heating boiler.

16' x 8'8" (4.89m x 2.69m)

Services

Property is understood to have mains water, electricity, and drainage. Oil fired central heating.

Tenure

Property understood to be freehold.

Council Tax Band

According to the government's online portal property is currently in Council Tax Band B.

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 0.7 Mbps and a superfast download 67 Mbps and upload speed of 16 Mbps. Openreach network is available.

Mobile

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

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.



Please Note

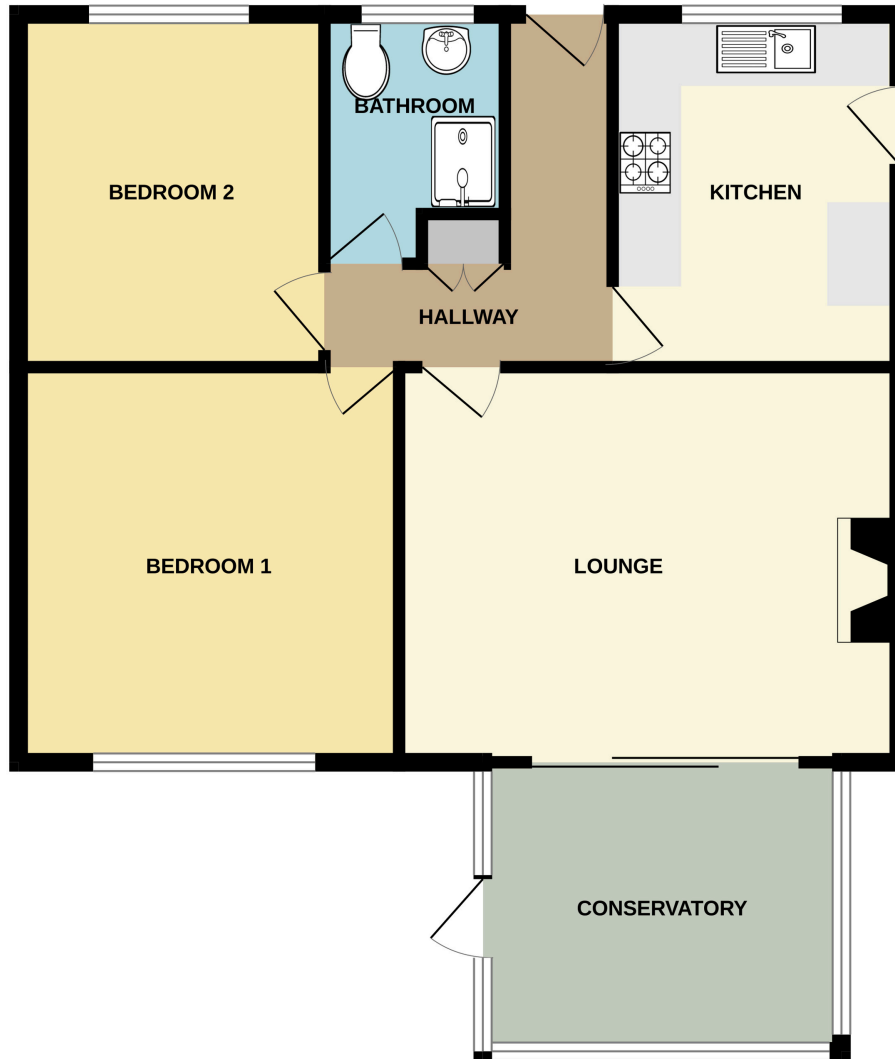
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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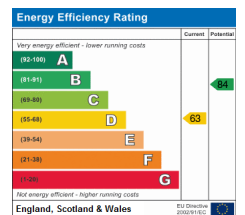
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.