



## 3, Bain Rise

Ludford | Market Rasen | LN8 6LF

£220,000



Perkins George Mawer & Co.

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

# 3

Bain Rise | Ludford

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Detached Bungalow in a village that sits in an 'Area Of Natural Outstanding Beauty' in the Lincolnshire Wolds and within a quiet cul-de-sac. There is a pub in the village, as well as Café and Gift Shop. Ludford is under six miles to Market Rasen, and is accessible by bus, as is Louth, just over nine miles distance.

The bungalow is offered For Sale with No Chain and has accommodation comprising; Entrance porch, Reception Hall, 'L' Shaped Lounge/Diner, Kitchen, Utility Room, Study/Bedroom Three, Two Double Bedrooms, Main Bedroom with En-Suite Shower Room plus Bathroom. There is also a useful Workshop which was part originally part of the Single Garage. Outside there is a Front Garden, Drive and Enclosed Rear Garden. This home has uPVC double glazing and is warmed by Oil Fired Central Heating.

- Detached Bungalow in Cul-de-Sac
- Village in the Lincolnshire Wolds
- Lounge/Dining Room
- Two/Three Bedrooms
- En-Suite Plus Bathroom
- Gardens to Front & Rear
- Workshop (Former Single Garage)
- No Chain

## Entrance Porch

uPVC Entrance door with arched double glazed insert. Double glazed side screen. Single glazed inner door and side screen to:-

## Reception Hall

Coving. Radiator. Storage cupboard. White panel effect doors off.

## 'L' Shaped Lounge/Dining Room

11'4 x 20 plus 7'3 x 8'7 plus bay window (3.45m x 6.10m plus 2.21m x 2.62m plus bay window)

Lounge Area - Walk-in bay window to the front. Double Radiator. Coving. Log burner with tiled chimney. Opening to:- Dining Area - Radiator. Wood floor. Coving.





### Kitchen

10'4 10'4 (3.15m 3.15m)

Fitted wood panel fronted wall and base units. Roll top work-surface with inset single drainer stainless steel sink top. Built-in electric oven, hob, combi oven and extractor hood. Tiled splash-backs. Window to rear. Double radiator. Wood style flooring. White panel effect door to:-

### Utility Room

8'10 x 5'0 (2.69m x 1.52m)

Wall units and larder unit. Roll top worksurface. Wood style flooring. Window to rear. Radiator. Half double glazed door to rear. Door to:-

### Workshop/Store

12'6 x 8'5 (3.81m x 2.57m)

Having been created out of part of the Single Garage. Boiler. Radiator. Single glazed window to side. Access to loft.

### Study/Bedroom Three

11'10 x 6'9 (3.61m x 2.06m)

Radiator. Window to the front.

### Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

Coving. Radiator. Window to rear. White panel effect door to En-Suite Shower Room.

### En-Suite Shower Room

Step-in shower cubicle. Low level w.c. Tiling to water sensitive areas. Double radiator. Coving. Window to side.

### Bedroom Two

11'9 x 9'3 (3.58m x 2.82m)

Window to rear. Coving. Radiator.

### Shower Room

Double shower. Low level w.c. Pedestal wash basin. Tiling to water sensitive areas. Double radiator. Window to side. Airing Cupboard housing foam lagged hot water cylinder.

### Front Garden

Lawn. Driveway with parking for two cars.

### Rear Garden

Patio. Lawn and Two Sheds.

### Additional Information

Tenure: Freehold

Services: All mains services are connected except gas

Heating: Oil Fired Radiator heating

Council Tax: Band C - East Lindsey

EPC Rating: E





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 1183.8 sq. feet



Total area: approx. 1183.8 sq. feet

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

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.