

FOR SALE



Ludford Drive, Lincoln
Asking Price of £215,000


MARTIN & CO



Ludford Drive, Lincoln

3 Bedrooms, 2 Bathrooms

Asking Price of £215,000

- Link-Detached Home
- Corner Plot
- Popular Location
- Spacious Kitchen Diner
- Master Bedroom with Ensuite

Three bedroom link-detached family home occupying a corner plot position within the popular Hartsholme residential area. Comprising internally of an entrance hall with WC, spacious kitchen diner, lounge, three bedrooms, master with ensuite and a family bathroom. Enclosed garden and driveway parking.

Ludford Drive is situated near to local amenities including schooling of all ages and shops. There is a regular bus service and access to the A46 relief road.



ENTRANCE HALL PVC entrance door, laminate flooring, radiator, pendant fitting, wall mounted Danfoss controls, stairs rising to the first floor and a cupboard below with lighting. Further storage cupboard housing the mains consumer unit.

KITCHEN/DINER 15' 6" x 11' 3" (4.743m x 3.446m) Base and eye level units with roll edge worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Fitted oven, gas hob and extractor over plus an integrated fridge freezer and washing machine. Tiled flooring, radiator, PVC windows to the front aspect with French doors to the side. Worcester combination boiler is housed.

CLOAKROOM 6' 10" x 3' 4" (2.087m x 1.026m)
Concealed cistern WC, vanity sink, vinyl flooring, PVC window to the rear, light and extractor.

LOUNGE 15' 6" x 11' 8" (4.733m x 3.581m) PVC French doors to the side aspect with a further PVC window, laminate flooring, radiator, ceiling lighting and an electric feature fire with hearth and surround.

STAIRS/LANDING Carpet flooring, pendant fitting and access to the loft.

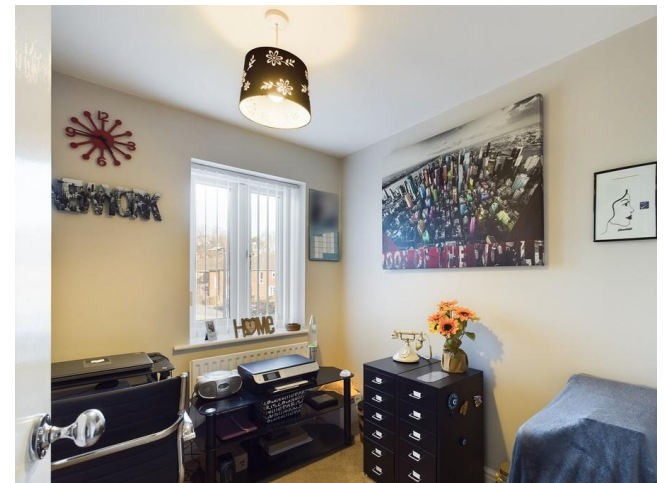
BATHROOM 6' 10" x 5' 6" (2.101m x 1.693m) Three piece suite comprising of a concealed cistern WC, vanity sink and a jacuzzi bath with mains shower over. Vinyl flooring, PVC window to the front, heated towel rail plus a light and extractor.

BEDROOM 7' 10" x 6' 9" (2.410m x 2.061m) PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM 11' 4" x 8' 5" (3.456m x 2.584m) Dual aspect room with PVC windows to the front and side aspects, carpet flooring, radiator and a pendant fitting.

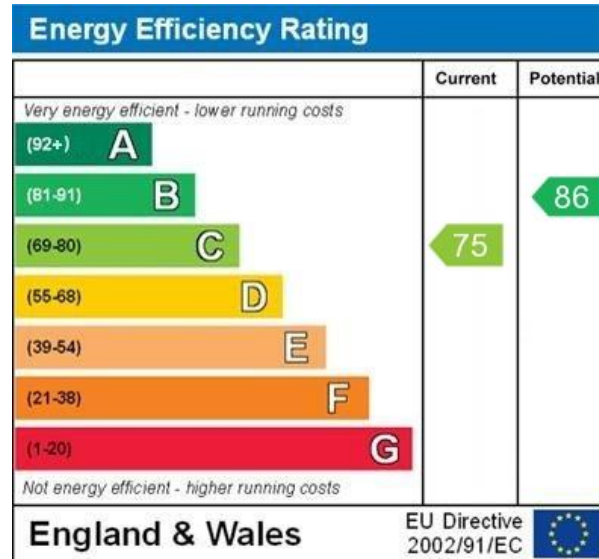
BEDROOM 15' 6" x 11' 9" (4.729m x 3.589m) PVC window to the side aspect with Velux windows to the rear, carpet flooring, radiator, pendant fitting plus fitted wardrobes and drawers.

ENSUITE 6' 11" x 4' 2" (2.114m x 1.282m) Concealed cistern WC, vanity sink and a walk in electric shower. Vinyl flooring, PVC window to the rear, heated towel rail, light and extractor.



OUTSIDE To the front is a resin driveway suitable for multiple vehicles to park off road, planted border, rain canopy and lighting. The side offers an enclosed garden with laid lawn, extended Indian sandstone patio and planted borders, gated access to the front and a water supply. Garden shed and a summer house with power are included with the sale.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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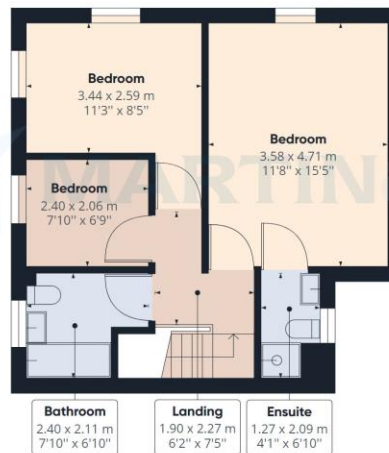




Floor 0

Approximate total area⁽¹⁾

89.48 m²
963.18 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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