



Magna Mile  
Ludford  
Market Rasen  
Lincolnshire  
LN8 6AJ

Offers In Excess Of £114,000

bettermove

# Magna Mile Market Rasen

Bettermove are proud to present this 2 bedroom semi-detached house in Ludford.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

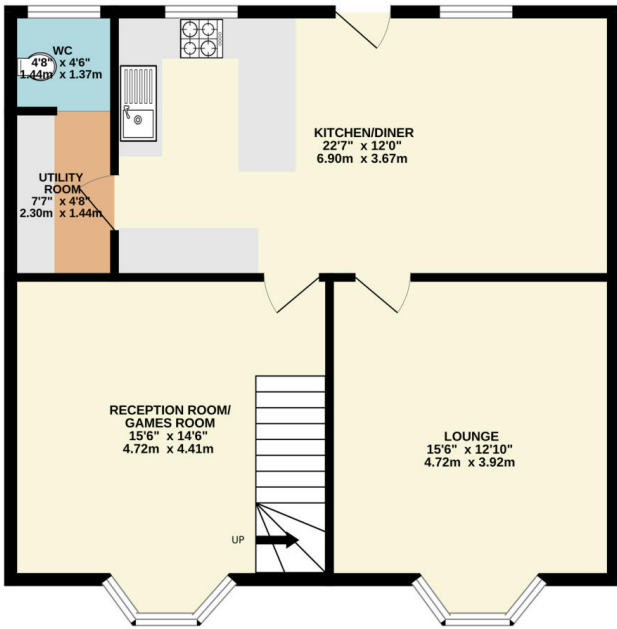
The interior of this property comprises a spacious living room, dining room, utility room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Ludford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A631 and the A46.

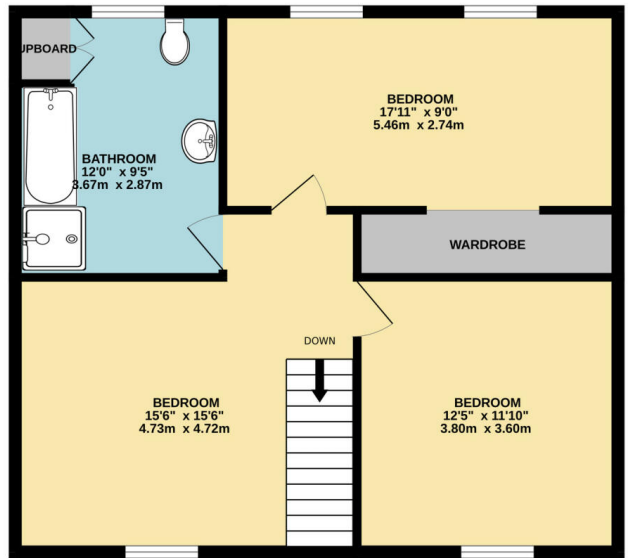
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)