



2 Highfield View Magna Mile Ludford Market Rasen LN8 6AH

£215,000

JOHN TAYLORS  
EST. 1859

## Semi detached house

This deceptively spacious semi-detached house offers an exceptional opportunity to acquire a wonderful home in the heart of the scenic Lincolnshire Wolds. Combining village living with excellent proximity to local amenities, the house benefits from well proportion layout design for both modern, everyday living and entertaining. The property also benefits from off street parking as well as a single garage and a spacious rear garden which includes a garden office/summer house. EPC rating E.

### Rooms

#### Front Entrance Porch

With uPVC double glazed front door and windows, tile floor and uPVC double glazed inner front door.

#### Lounge

With uPVC double glazed window to front elevation, brick fireplace housing electric stove effect fire, coved ceiling. Maximum width measurement.

13'9" x 12'3" (4.24m x 3.77m)

#### Kitchen Diner

The dining room area comprises of a uPVC double glazed window and front entrance door, inglenook fireplace housing disconnected solid fuel central heating stove, under the stairs cupboard. The kitchen comprises of fitted wall and base shaker style kitchen units and wood effect worktops, ceramic sink and drainer board, tiled splash backs, space for cooker and washing machine, uPVC double glazed window and glazed rear access door opening to rear porch. Maximum width measurement to dining room area. 12'7" x 10'2" (3.90m x 3.11m) & 6'8" x 7'8" (2.1m x 2.38m)

#### Rear Entrance Porch

With uPVC double glazed rear entrance door and windows, tiled floor.

#### Ground Floor Bathroom

With panel bath and electric shower over, vanity wash basin, close coupled toilet, shaver light point, uPVC double glazed window. 7'9" x 5'7" (2.43m x 1.75m)

#### Staircase To First Floor

With landing.

#### Bedroom 1

With feature fireplace housing stove effect electric fire and having pine surround, uPVC double glazed window enjoying views of the Lincolnshire Wolds. Please note part of this room goes over the neighbours property and is a flying freehold. Maximum width measurement.

13'9" x 12'4" (4.26m x 3.78m)

#### Bedroom 2

With uPVC double glazed window.

10'1" x 8'5" (3.1m x 2.6m)

#### Bedroom 3

With uPVC double glazed window, built-in cupboard and access to roof space.

12'1" x 6'7" (3.7m x 2.05m)



## Outside

To the front of the property, there is a small garden area with shaped lawn, and flower and shrub beds. A concrete footpath running down the side of the house provide access to the rear yard and garden beyond which comprises of a block paved patio area, cold water tap, brick built store, as well as a single garage with up and over garage door and with access via a private shared driveway. To the front of the garage and one side of the garage is room to park two vehicles. The rear garden beyond it includes a variety of shrubs, semi-mature trees, shaped lawns, timber shed, small ornamental pond with water feature. At the end of the garden is a paved patio area and a sectional summer house/home office which has uPVC double glazed windows and patio sliding door.

## Services

The property is understood to have mains water, electricity and drainage.

## Tenure

The property is understood to be freehold.

## Council Tax Band

According to the government online portal, the 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 6Mbps and an upload speed of 0.8 Mbps. Superfast broadband is also available with a download speed of 72 Mbps and an upload speed of 18 Mbps.

## Mobile

We understand from the Ofcom website there is likely mobile coverage from O2 and Vodafone.

## Mandatory Buyer Anti-Money Laundering Check

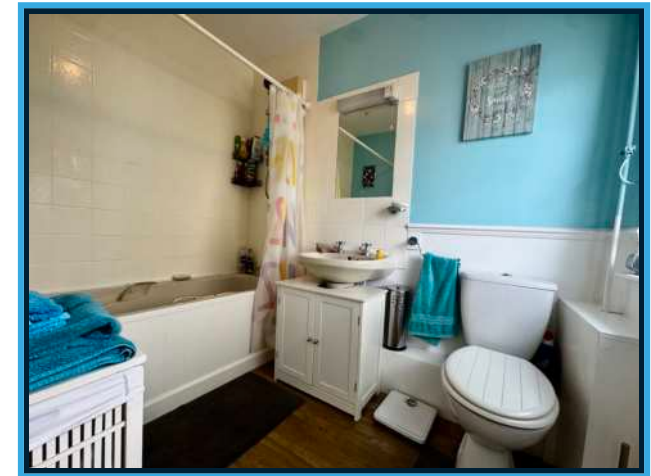
Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is nonrefundable under any circumstances.





TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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 ©2026



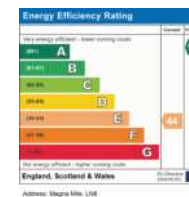
**John Taylors**

The Mart 127 Eastgate Louth LN11 9QE

**Call:** 01507 603648

**Web:** johntaylors.com

**Email:** enquiries@johntaylors.com



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.