



PLOT 4A

HARBUR H3

- 42ft x 22ft, 2 Bedroom, 2 Bathroom
- Private landscaped garden with pets allowed
- Decking included with views of open countryside scenery
- Fully furnished - ready to move in
- Ground rent of £204.17 per month
- 2 car parking spaces with optional garage upgrade

TYE'S CLOSE

FOR SALE
£285,000

**DECKING
INCLUDED**



Set on an attractive 0.10-acre plot (approximately 3,750 sq ft), the Lusso Home Bespoke Harbur H3 is a beautifully crafted, fully furnished two-bedroom, two-bathroom home designed for modern luxury living. Built using advanced Structural Insulated Panels (SIPs), the H3 offers exceptional energy efficiency with significantly lower U-values than traditional timber construction. This solid build not only delivers real savings on energy bills but also provides the durability and feel of a traditional brick-and-mortar home. From the moment you approach, the home makes a lasting impression with its fully glazed front elevation and French doors that lead onto a spacious decking area. Inside, the vast open-plan kitchen, living, and dining area is flooded with natural light, thanks to the vaulted ceiling and expansive glazing, offering uninterrupted views of the surrounding countryside.

HARBUR H3

BESPOKE LUSO HOME



The interior is finished to an impeccable standard, combining high-end materials and exquisite detailing throughout. The focal point of the living area is a grand timber feature wall with an inset electric fire, adding warmth and character to the space. The state-of-the-art kitchen is equipped with premium appliances, including a four-burner gas hob, an eye-level electric oven, an integrated fridge/freezer, a dishwasher, a washing machine, and even a boiling water tap, eliminating the need for a kettle. A beautiful central island provides the perfect spot for socialising or food preparation. Just off the main entrance is a spacious enclosed cloakroom, ideal for storing coats and boots.

The bedrooms have been thoughtfully designed to evoke calm and comfort, with muted tones, soft textures, and an abundance of natural light. The master suite offers superior comfort with a king-size bed, a feature timber wall, bedside cabinets with ceiling-mounted lighting, a walk-in wardrobe, and a beautifully styled en-suite. The en-suite features an extra-large shower, a sleek wall-mounted mirror, a modern sink unit, and ample space for all your toiletries and beauty essentials. Opposite the master bedroom is the main bathroom, which includes a large bath with an overhead shower mixer, a wall-mounted mirror, a stylish sink cabinet, and a WC. The second bedroom, located on the west side of the home, serves as a tranquil guest suite and is complete with a superior comfort double bed, a fitted wardrobe, and a dressing table with a matching stool.

The secluded garden is surrounded by two-meter laurel hedging, ensuring privacy. The block-paved driveway provides parking for two or more cars. Enjoy sitting out in the garden, which is a pet-friendly environment, while taking in views of the open countryside. The garden is professionally landscaped, maintained, and fully enclosed for added security. Optional extras include a garage, a summer room, and a hot tub.

When driving in through the electric gates, Tye's Close driveways are lined with Cypress trees, illuminated by blue uplighting and low-level aged bollards. All homes are also connected to mains services, offering the flexibility to choose your preferred provider. With a Council Tax Band A, you'll have greater control over your costs and readily installed utilities.

We make home buying easy with no hidden fees, just honest and transparent selling. You also have the option to pay a small deposit while we work to release the cash from your existing home, typically within two to four weeks.



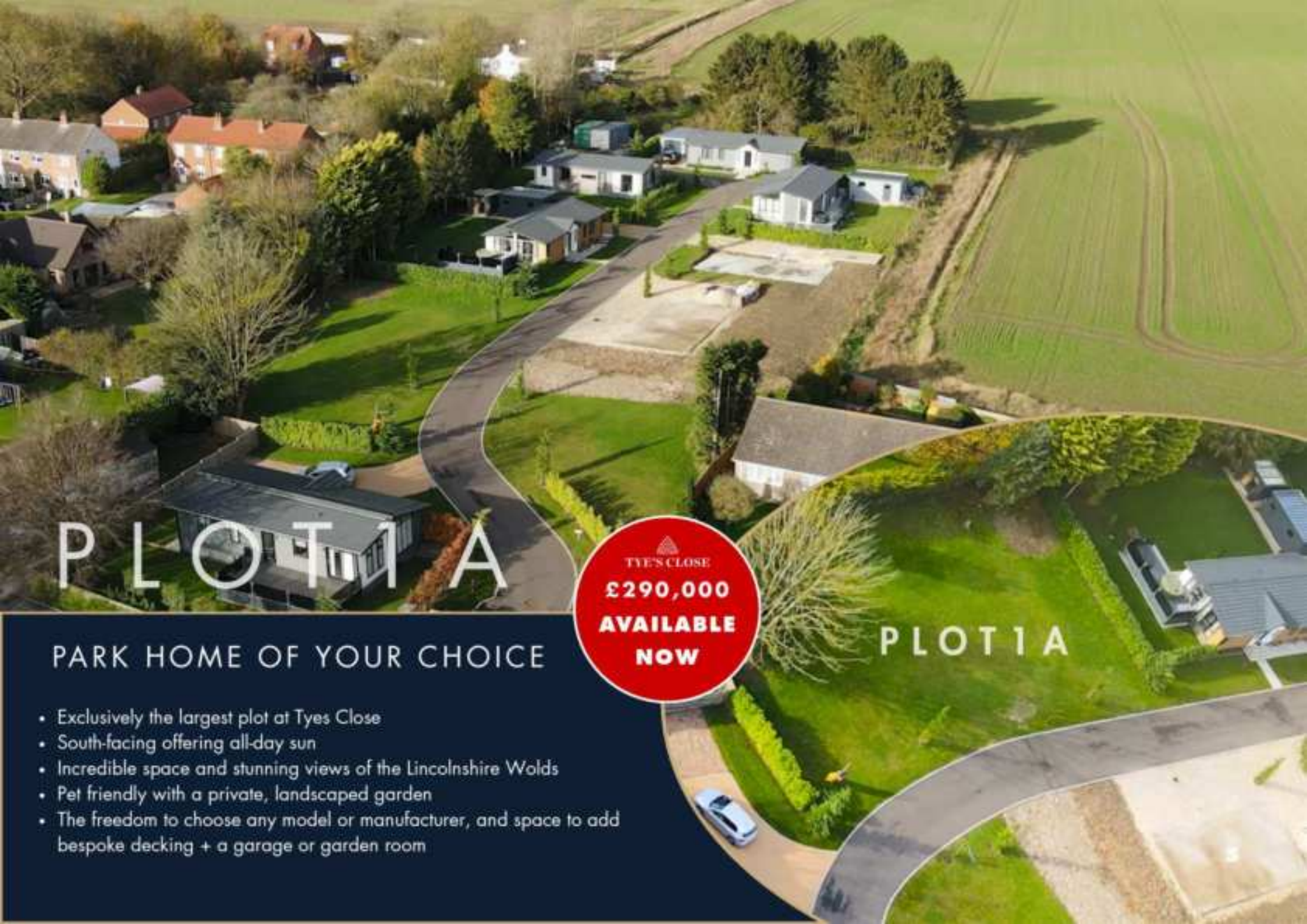
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Tye's Cl, Ludford, Market Rasen LN8 6FE

TYE'S CLOSE
LUDFORD

An aerial photograph of a residential development. A winding road separates a cluster of existing houses on the left from a larger, more open area on the right. The open area features a large, rectangular plot of land with a concrete driveway and a small building. A semi-circular inset on the right side of the image shows a closer view of this plot, highlighting its green lawn and surrounding trees. The text 'PLOT 1A' is overlaid on the left side of the image, and 'PLOT 1A' is also overlaid on the right side of the inset.

PLOT 1A

PARK HOME OF YOUR CHOICE

- Exclusively the largest plot at Tyes Close
- South-facing offering all-day sun
- Incredible space and stunning views of the Lincolnshire Wolds
- Pet friendly with a private, landscaped garden
- The freedom to choose any model or manufacturer, and space to add bespoke decking + a garage or garden room

TYE'S CLOSE
£290,000
AVAILABLE
NOW

PLOT 1A



PLOT 1A - PARK HOME OF YOUR CHOICE

Plot 1A is the largest available plot at Tye's Close, priced at £290,000, and enjoys a sunny south-facing aspect that welcomes natural light throughout the day. Set against the stunning backdrop of the Lincolnshire Wolds, this expansive plot offers a rare opportunity to create a truly luxurious park home lifestyle with plenty of room to breathe—both indoors and out. Imagine relaxing on your custom-built decking, landscaped to your tastes, while soaking in the views and the peace of countryside living. And if you're a pet owner, you'll be pleased to know that Tye's Close is proudly pet-friendly, making this the perfect retreat for you and your four-legged companions. Best of all, you have complete freedom to choose the park home model and manufacturer that suits your style and needs. Whether you're seeking space, sunshine, or flexibility, Plot 1A delivers it all.



HARBUR H4 BESPOKE

- Plot 5 is an East-facing gem that captures the morning sun and a glowing atmosphere all day long
- Perfectly placed with uninterrupted views of the Lincolnshire Wolds
- Add decking, a garage, garden room and even a hot tub - pets are also welcome





PLOT 5 - HARBUR H4 BESPOKE

PREMIUM DECKING IS INCLUDED IN THE PRICE

With an east-facing position that captures the beautiful morning sun, Plot 5 is available at £290,000 and offers a harmonious blend of generous outdoor space and peaceful surroundings. Overlooking the rolling Lincolnshire Wolds, this plot benefits from all-day sun and is ideal for those who appreciate bright interiors and scenic views. It's a wonderful place to begin each day with a warm sunrise and unwind with the tranquil beauty of nature.



ARRIVES THIS NOVEMBER 2025

Step Inside & Be Greeted By Exceptional Finishes:

- Beautiful feature wall panelling and smooth plastered walls
- A fully fitted kitchen with premium appliances and all furniture included
- Black UPVC windows, a classic Belfast sink, and Mirostone worktops
- Vaulted ceilings throughout for a sense of light and space
- Extra-wide double doors leading gracefully into the lounge



Built on Trust and Integrity

At Lusso Homes, we build on a foundation of honesty, transparency, and environmental responsibility. We partner only with trusted manufacturers known for exceptional craftsmanship and sustainable practices. Our dedicated aftercare service ensures your investment is protected long after you move in. Lusso carry out a thorough quality check with the manufacturer.

Nature-Inspired Living for the Modern Lifestyle

The H4's organic interior palette brings warmth and calm, creating a natural harmony between indoor comfort and outdoor beauty. Designed for modern lifestyle seekers aged 45 and over, this home redefines what contemporary park home living can be.



Now Available at Tye's Close

Four Prestige Homes are sold, with the Majestic, Plot 1, still for sale, joined by two new Harbur Homes for sale, with two additional plots ready for bespoke design options, of your choice. Your new lifestyle begins here, at Tye's Close, where design, quality, and peace of mind come together beautifully.



PLOT 6

PARK HOME OF YOUR CHOICE

- Small in size but big on charm, with Plot 6 being our most affordable plot at £265,000
- With a South-facing position and sun all day
- It's ideal for those looking for a peaceful, low-maintenance home in a stunning natural setting
- Overlooking the Lincolnshire Wolds, this pet-friendly plot offers everything you need to create a perfect countryside lifestyle
- Decking, garden room, hot-tub, car parking and garage upgrades available to you

IT'S CLOSE

**£265,000
AVAILABLE
NOW**

PLOT 6



PLOT 6 - PARK HOME OF YOUR CHOICE

Charming and thoughtfully positioned, Plot 6 is the most compact of the available plots at Tye's Close and is attractively priced at £265,000. With a south-facing orientation and full-day sun, this plot may be smaller in size but is big on potential. It offers the same sweeping views of the Lincolnshire Wolds and the peaceful atmosphere of this boutique development, with the added bonus of pet-friendly living—so your beloved pets are always welcome. Ideal for those seeking a manageable, low-maintenance home without sacrificing quality or comfort, Plot 6 gives you the freedom to choose any park home design from your preferred manufacturer. Add your own decking, garden landscaping, and personal styling to make it truly yours. This is countryside living made simple, flexible, and inviting.



PLOT 1

THE MAJESTIC

- 2 bedrooms park home by Prestige with Lusso Park Homes finishing touches and stylish preference in materials and floor plan, 45x20
- Large private garden with a large sweeping drive and extra space for a large modern garage or garden room. Many of our residents have opted into this.
- South facing plot with views of the wolds, with an easy access entrance and large decking to enjoy
- Dogs and cats are welcome

TYE'S CLOSE

FOR SALE
£255,000

**DECKING
INCLUDED**



2 bedroom Prestige Majestic 45 x 20 Park Home, designed by Lusso Homes set in a large private, landscaped plot aprox. 0.10 acres (3750sqft). The plot is south facing with a private landscaped garden with beech & laurel 1.2m hedge around the boundary situated on the edge of the village, Ludford, with views of the open countryside on the Lincolnshire Wolds. With a gated CCTV access system set in landscaped grounds with a drive lined with Cyprus trees illuminated by blue upper lighting & low level aged bollards with only 9 exclusive homes.



Internally the home comes fully furnished including carpets & curtains throughout. The Living room benefits from double doors when opened give an open plan feel with full height windows to the east leading through to the kitchen/diner. With the large, long kitchen diner benefiting from the south facing views, patio doors out to the decking & washer/drier at the back of the kitchen in the pantry area. Opposite the living room & adjacent to the main entry door is a large study which has extra storage for coats & boot, with a separate cloakroom in the entrance lobby leading the master bedroom suite. The master bedroom suite is south facing, has large double wardrobe, dressing table & ensuite shower room, WC & sink. Across the hall from the master there is a ceiling attic for storage opposite the main bathroom with bath (shower above), WC & sink and a second bedroom with wardrobe to the west of the plot providing a tranquil guest suite.

LUDFORD is in the heart of the Lincolnshire Wolds, equidistant between Market Rasen & Louth which are the main market towns in close proximity.

The village itself has the Viking Way running through it, the 150 mile public footpath from the Humber to Leicestershire for long dog walks adjacent to the pet friendly park. With a small café for breakfast or afternoon tea & a local Public House 'The White Hart Inn' and St Mary's + St Peter's Church bring the community together



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TYE'S CLOSE
LUDFORD



Where is Ludford



TYE'S CLOSE

LUDFORD, LINCOLNSHIRE WOLDS LN8 3FE

- EQUIDISTANT BETWEEN THE MARKET TOWNS OF LOUTH & MARKET RASEN LUDFORD IS SITUATED IN THE HEART OF THE LINCOLNSHIRE WOLDS BUT WITHIN 10 MINUTES OF CIVILISATION.
- WITH THE A1 MOTORWAY WITHIN 45 MINUTES' DRIVE THE TOWN IS WELL SITUATED FOR THE LARGER CITIES OF YORK, LEEDS, SHEFFIELD & NOTTINGHAM WITHIN 1 HOUR'S DRIVE.
- JUMP ON THE TRAIN IN MARKET RASEN & BE IN LONDON DOOR TO DOOR IN LESS THAN 2 HOURS OR 20 MINUTES TO HUMBERSIDE AIRPORT & YOU CAN JET OFF TO ANYWHERE IN THE WORLD.

CONNECTIVITY

Across the region is easy with the M180 motorway only 20 minutes away to the north which takes you from east to west via the M62 motorway across to Liverpool & further afield.

Alternatively, you can be on the A1 or M1 motorways within 45minute to 1 hour to travel north or south as you please. With a regular rail service from Market Rasen you can be in London door-to-door within 2 hours if you're feeling more adventurous. Only 20 minutes & you can be boarding a plane to anywhere in the World to take a well-earned break in the Sun.



LOCALLY

Visit the cattle market in Louth or the weekly general market just 10 minutes' drive or general amenities a bit closer in Market Rasen less than 5 minutes. Within 45 minutes you can be in the historic city of Lincoln & visit the Cathedral, drive out to Woodhall Spa or Horncastle or have a day at the seaside in Cleethorpes or Mablethorpe.

Alternatively, if you fancy spoiling yourself have a day out shopping in Leeds, Sheffield or Notting only 1 to 2 hours drive. With the local LincBus call connect service simply call for a bus at any time or there are a number of local taxi services nearby.



COUNTRY PURSUITS

Are in an abundance on your doorstep embrace the relaxed way of life, if it takes your fancy, follow the hunt across the fields or simply take a horse ride locally.

Join a clay pigeon shoot or join a game shoot on neighbouring land, embrace the beauty of the countryside while enjoying the social side. Take up fishing or pursue your passion with an abundance of lakes, rivers & ponds to challenge even the keenest fisherman. Or if you still live in the fast lane then Cadwell Park offers much faster pace with car & bike races regularly or peruse your need for speed first hand with the track only 10 miles away.



TRADITIONAL HOBBIES

Are also everywhere locally with at least half a dozen golf courses within less than 10 miles, from Louth, Market Rasen, Horncastle or Woodall Spa on your doorstep.

Market Rasen Racecourse is only 5 minutes away for an afternoon at the races & recently live music events or Brocklesby Point to Point. Health clubs, spas, gymnasiums & swimming baths in both Louth & Market Rasen to keep you fit & healthy. Enjoy one of the latest movies in the traditional picture houses 10 minutes away in Louth & Woodall Spa or pamper yourself at the many hair & beauty, nail bars and spas in both Louth & Market Rasen.

LOCAL AMENITIES

Offered on your doorstep are more wide ranging in both Market Rasen & Louth with a wealth of country Public Houses, fine dining restaurants and all the national take-aways for a night out.

There is a hospital within 10 minutes, in Louth, for emergencies with doctors surgeries + pharmacies in both Louth & Market Rasen to maintain good health. The beauty of the rural market towns is the abundance of traditional fresh produce from the local butchers & grocers complimented by the national supermarkets with home delivery service if preferred. Vets, libraries, vehicle repair & garden centres all only 10 minutes away to maintain your pets wellbeing & keep.





trelluria

LET US STEEL YOUR HEART

Garages



TYE'S CLOSE..

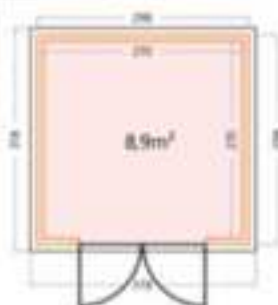
LUDFORD, LINCOLNSHIRE WOLDS LN8 3FE

MODERN, CONTEMPORARY DESIGN SOLUTIONS FOR ALL YOUR EXTERNAL STRUCTURES
GARAGES & SUMMER HOUSES OF ALL SIZES TO SUITE YOUR BUDGET

UNIQUE HIGH QUALITY DESIGNS WITH MINIMAL MAINTENANCE FOR SUSTAINABILITY

3030 ELEGANTO

RRP £6,000



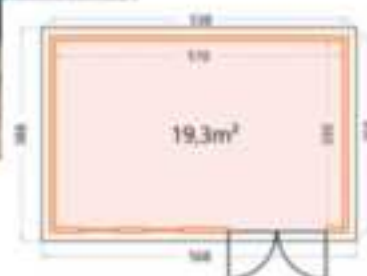
3930 ELEGANTO

RRP £8,000



5436 ELEGANTO

RRP £12,000



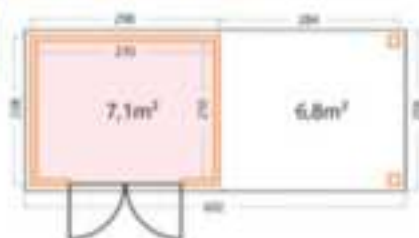
3663 GARAGE

RRP £12,000



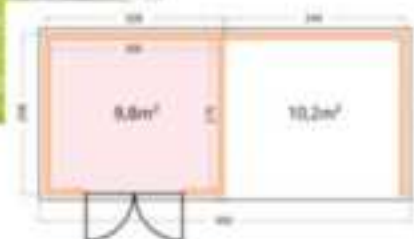
3024 + OPEN LARGE LOUNGE

RRP £7,500



3030 + LARGE LOUNGE

RRP £10,000



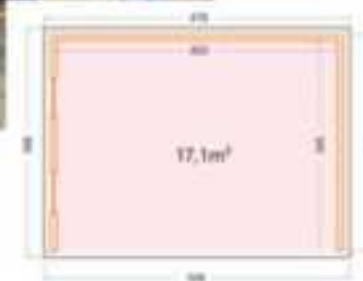
3030 LUMINATO

RRP £8,000



4836 SINGOLO + WINDOWS

RRP £9,000



LUSO's garage partner Telluria offer a dependable and affordable modern garage solution to compliment your unique home. One that is quick and easy to construct without having to use heavy tools and machinery. One with a modern look and that's been made with the environment in mind. You don't have to worry about the maintenance because the durable materials make it unnecessary.



Call us today for more information

07989 962997

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www.lussohomes.co.uk



TYE'S CLOSE

LUDFORD, LINCOLNSHIRE WOLDS LN8 3FE



Or Contact Mundys Market Rasen

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