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TYE'S CLOSE

OVER 45S
LINCOLNSHIRE WOLDS, LN8 6FE
SITE FEES £204 PCM
PETS ALLOWED



FOR SALE
£255,000

**DECKING
INCLUDED**

THE MAJESTIC

- 2 bed, 2 bath, 1 study park home with Lusso Park Homes finishing touches and stylish preference in materials and floor plan, 45xft 22ft in size.
- Large private garden with a large sweeping drive and extra space for a large modern garage, garden room or jacuzzi. 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



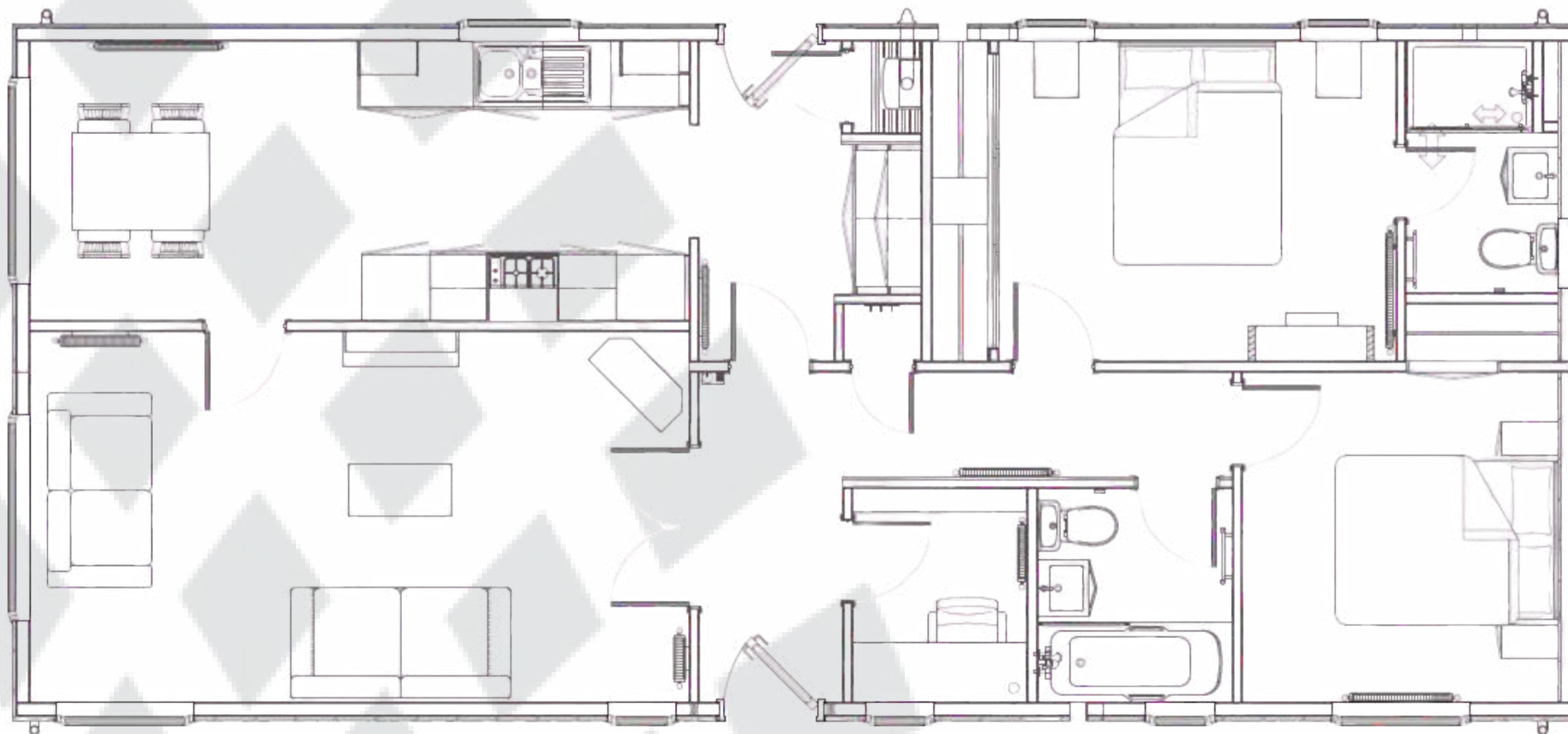




INTERIOR FEATURES

- Fully furnished throughout, including carpets and curtains.
- Bright living room with full-height windows and double doors opening to the kitchen/dining room
- Spacious south-facing kitchen with patio doors to the decking
- Pantry with washer/dryer.
- Separate study and cloakroom.
- South-facing principal bedroom with mirrored wardrobe, dressing area and en-suite shower room.
- Second double bedroom with fitted wardrobe.
- Family bathroom and loft storage.

THE MAJESTIC FLOORPLAN 45FT - 20FT



ENTRANCE



FOR SALE
£285,000

**DECKING
INCLUDED**

FOUNDRY COPPER

- 42ft x 22ft in size, 2 Bedroom, 2 Bathroom
- Private landscaped garden with pets allowed
- Decking included (Lincolnshire Decking Specialists) 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







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.



FOUNDRY COPPER FLOORPLAN

42 FT - 22 FT



ENTRANCE



LARGEST PLOT
BESPOKE OPTION

PLOT 1A

£290,000

FOUNDRY IRON
PARK HOME

PLOT 5
45ft x22ft

£290,000



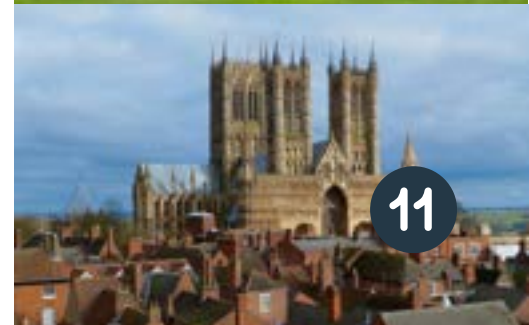
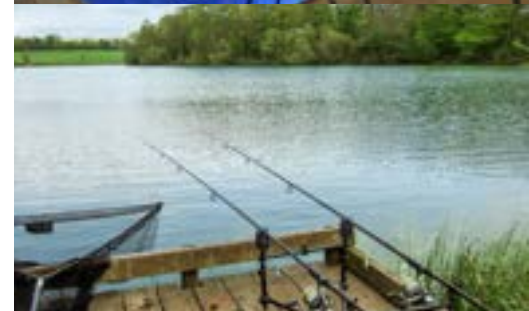
WHERE IS LUDFORD

- Situated midway between the market towns of Louth and Market Rasen.
- Located in the heart of the Lincolnshire Wolds
- The A1 motorway is approximately 45 minutes away, providing excellent road connections.
- Well positioned for easy access to the cities of Sheffield, Leeds, York, Nottingham, all within around one hour's drive.
- Market Rasen railway station offers convenient rail links to Lincoln and beyond.
- Humberside Airport is just 20 minutes away, providing access to domestic and international flights.



THE LOCAL AREA

- **Everything you need nearby** – Market Rasen (5 minutes) and Louth (10 minutes) provide an excellent range of everyday amenities, shops and services. Enjoy traditional country pubs, cosy cafés and fine dining restaurants.
- **Healthcare within easy reach** – GP surgeries and Boots Pharmacy are available in Market Rasen, with Lincoln County Hospital approximately 30 minutes away.
- **Convenient shopping** – Choose from Tesco, Aldi, Starbucks, independent butchers, greengrocers, flower markets, and a wealth of modern retail options in Lincoln.
- **Enjoy an active lifestyle** - With golf at Market Rasen or Louth Golf Clubs, horse riding, fishing, tennis, clay pigeon shooting, Parkrun events and relaxing at Kenwick Park Spa & Health Club.
- **Entertainment for everyone** – Spend an afternoon at Market Rasen Racecourse, enjoy the excitement of motorcycle racing at Cadwell Park, or catch the latest film at Louth's traditional cinema.
- **Explore the coast and countryside** – Take a day trip to the sandy beaches of Mablethorpe or enjoy the beautiful Lincolnshire Wolds right on your doorstep.





GARAGES

Prices including:

- Foundations
- Garage supply
- Professional installation
- Insulation (where specified)
- Lighting and electrical installation
- Selected optional extras and finishing specification

- Contemporary designs to complement your Lusso park home, with a range of sizes and layouts to suit your budget.
- High-quality, sustainable construction using durable, low-maintenance, weather-resistant materials.
- A modern alternative to traditional garages, combining style, practicality and long-lasting performance.
- Supplied by Telluria, Lusso Homes' trusted garage partner, renowned for innovative, premium outdoor buildings.
- Fast and efficient installation, with no heavy construction equipment required.
- Customisable options, including a choice of colours, insulation, lighting, electrical installations and electric vehicle charging points.

GARAGE 3663 - RRP £12,000



LUMINATO 3030 - RRP £8,000



SINGOLO 4836 - RRP £9,000



CLASSICO 5436+ - RRP £12,000



CLASSICO 3930 - RRP £8,000



CLASSICO 3030 - RRP £6,000



LOUNGE LARGE - RRP £10,000



OPEN LOUNGE LARGE - RRP £7,500

