



# CHOICE PROPERTIES

*Estate Agents*

51 Legbourne Road,  
Louth, LN11 8ES

Price £280,000



Choice Properties are delighted to bring to market this beautifully presented three bedroom semi-detached residence located on Legbourne Road situated in the thriving market town of Louth. The property is generously sized and features stylish interior rooms including a contemporary kitchen, a living room, a utility, a pantry, three bedrooms, and a family bathroom. To the exterior, the property houses a large outbuilding comprised of a bar and a workshop, further outbuildings including a outdoor wc and outdoor storage room, a fully enclosed garden with BBQ area, and a gravelled driveway with room for up to two vehicles. Early Viewing Is Highly Advised.

Benefitting from a recently installed central heating system and a full rewire, the generously sized internal living accommodation comprises:-

### **Hallway**

14'0 x 4'2

Internal doors to all ground floor rooms. Staircase leading to first floor landing. Composite entrance door. Radiator. Power points. uPVC window to side aspect.

### **Living Room**

11'2 x 11'10

With large walk in bay uPVC window. Log burner set in fireplace with hardwood mantel. Vertical flat panel radiator. Power points. Tv aerial point.

### **Kitchen**

12'10 x 11'10

Fitted with a range of wall and base units with oak work surfaces over. One and a half bowl sink with chrome mixer tap. Space for five ring range cooker with extractor hood over. Space for breakfast table. Fitted shelving. External uPVC door leading to garden. uPVC windows to rear aspect. Vertical flat panel radiator. Spot lighting. Power points. Tv aerial point.

### **Utility Room**

7'9 x 6'10

Fitted with base units with work surfaces over. Plumbing for washing machine. Space for dryer. Fitted shelving. uPVC window to rear aspect. Edwardian style clothes airer. Radiator. Power points. Extractor.

### **Pantry**

6'10 x 2'11

With fitted shelving. Space for fridge freezer. Tiled flooring. Power points.

### **Storage Room**

4'10 x 3'5

Fitted with the recently installed 'Worcester' gas boiler. Frosted uPVC window to side aspect.

### **Landing**

7'8 x 5'11

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points. Radiator. Frosted uPVC window to side aspect.

### **Bedroom 1**

12'5 x 11'11

Spacious double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 2**

11'2 x 10'0

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 3**

7'10 x 9'0

Double bedroom with uPVC window to front aspect. Radiator. Power points. Fitted storage cupboard.

### **Bathroom**

7'7 x 6'10

Fitted with a four piece suite comprising of a corner shower cubicle with double opening doors, a double ended bath with chrome mixer tap, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Chrome heated towel rail. Part metro tiled walls. Frosted uPVC window to rear aspect. Spot lighting. Extractor fan. Back lit 'Bluetooth' mirror.

### **Outdoor Bar**

10'4 x 11'4

Timber built outbuilding comprising of both the bar and workshop fitted with power and lighting. Window to side aspect. External timber door leading to garden.

## **Outdoor Workshop**

8'7 x 11'10

Fitted with power and lighting. Window to side aspect. External timber door leading to garden.

## **Outdoor WC**

4'3 x 3'3

Fitted with a wc and a frosted window to side aspect.

## **Outdoor Storage Room**

4'9 x 2'5

Providing additional outdoor storage space.

## **Garden**

The property benefits from generously sized rear garden which is lined with hedges either side. Immediately behind the property is a laid to lawn area which features various plants and shrubs adding life and colour to the garden space. This laid to lawn area stretches towards the back of the garden where the outdoor bar and workshop can be found. Beyond this is a gravelled BBQ area ideal for outdoor seating and entertaining guests.

## **Driveway**

Gravelled driveway lined with a variety of plants providing off the road parking for up to two vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

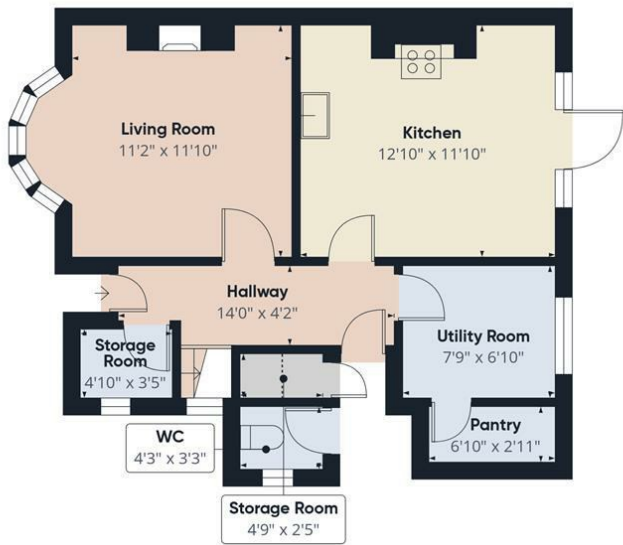
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



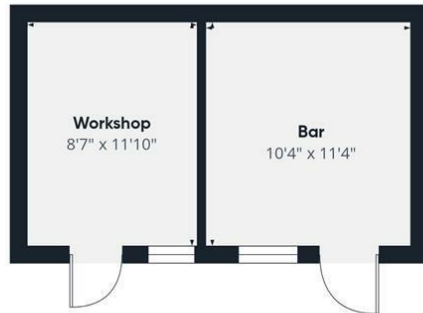




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1110 ft<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket for 1km and it will become Legbourne Road and number 51 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			37
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

