



# CHOICE PROPERTIES

*Estate Agents*

The Hollies Station Road, Legbourne,  
LN11 8LL

Price £359,950



It is a pleasure for Choice Properties to bring to the market this most impressive and generously sized detached three bedroom bungalow with manicured gardens, front and side driveways plus garage. The extended bungalow has been refurbished throughout to an immaculate standard and is a very versatile property located in the desirable and sought after village of Legbourne. Early viewing is highly advised!

With the benefit of gas central heating and UPVC double glazing throughout, the spacious and beautifully presented internal accommodation consists of:

### **Entrance porch**

6'9" x 3'9"

With Upvc front entrance door and dual aspect Upvc windows. Brick archway that leads to another Upvc door into the hallway.

### **Hallway**

7'7" x 12'6"

Access to loft via loft hatch. Plethora of built in storage space with one housing the hot water tank. Inset spot lighting to the ceilings. Radiator. Power points.

### **Reception room**

10'8" x 19'11"

Electric fireplace set into tiled surround with open grate behind for solid fuel fire if required. Large uPVC windows to three aspects creating an abundance of lighting. Radiator. Power points. Tv Aerial point. Serving hatch leading to kitchen. Telephone point.

### **Kitchen**

13'7" x 19'4"

Fitted with a range of modern wall, base, and drawer units with complimentary work surfaces over. Four ring induction hob with extractor hood over. One and a half bowl stainless steel sink unit with chrome mixer tap and drainer. Twin integral ovens. Featured central Island unit providing a breakfast bar area. Plumbing for wash machine. Integrated dishwasher. Space for American style fridge freezer. Electric fireplace. Tall flat panel radiator. Part tiled walls. Inset spot lighting to the ceiling. Large wooden beam to ceiling. Serving hatch to living room. Velux roof window. Large uPVC window to side aspect. Power points. uPVC French double opening doors leading to the conservatory, opening these doors creates a substantial kitchen/dining/family or entertaining room. Internal door leading to the utility room.

### **Conservatory/Dining room**

9'2" x 10'8"

With uPVC windows to all aspects. Space for dining room table. Pitched glass ceiling with sail feature. External uPVC doors leading out into the garden.

### **Utility Room**

4'9" x 4'4"

With uPVC external door leading to garden. Dual aspect uPVC windows.

### **Bedroom 1**

14'1" x 10'11"

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

### **Bedroom 2**

8'0" x 13'4"

Double bedroom with large uPVC window to front aspect. Inset spot lighting to the ceiling. Radiator. Power points with USB adaptability. Door to rear hallway. Potential alternative uses for this room include a master bedroom and ensuite, a granny annexe, a visitors room, or even an 'Airbnb' if required.

### **Rear hallway**

2'9" x 5'9"

External Upvc door leading to garden. Inset spot lighting to the ceiling. Internal door to en-suite shower room.

### **En-shower shower room**

4'10" x 5'11"

Fitted with a three piece suite comprising of a panelled shower cubicle, a wash hand basin set over vanity unit with chrome mixer tap and a push flush w.c. Chrome heated towel rail. Boarded walls. Wall mounted storage unit with mirror over. Frosted Upvc window to rear aspect.

### **Bedroom 3**

9'9" x 9'7"

Double bedroom with large Upvc window to rear aspect. Built in storage cupboard housing the Worcester gas boiler. Radiator. Power points.

## **Bathroom**

4'11" x 8'4"

Fitted with a three piece suite comprising of a panelled bath with single tap and shower over, a wash hand basin set over vanity unit with mixer tap and a push flush w.c. Chrom heated towel rail. Frosted Upvc window to rear aspect. Extractor. Part boarded walls. Back lit mirror.

## **Driveway**

Block paved driveway providing off road parking.

## **Front Gardens**

Shaped Block paved path leading to the front door and to side garden gate, partially lawed with surrounding well stocked shrubs and flower beds, mature trees to the side, gate to side garden with gravelled area, shrubs, well screened hedging, wheelie bin storage area, and a further side patio area.

## **Rear Gardens**

A stunning feature of the property being the lovely lawned and private rear garden with a sunny aspect, mature flower borders and hedging, large patio area, outside tap, glazed greenhouse, quaint octagonal Summer House, path and wrought iron gate leads to the rear.

## **Side Driveway**

With wrought iron gates which open up to the long side driveway leading to the rear gardens.

## **Further rear gardens**

Lawned area with additional parking space for vehicles, caravan, etc. Timber Garden Shed, Timber gate to neighbouring farm field at the rear. Substantial mature apple tree.

## **Garage**

A detached concrete sectional garage with up and over door, block paved hard standing in front.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 C.

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

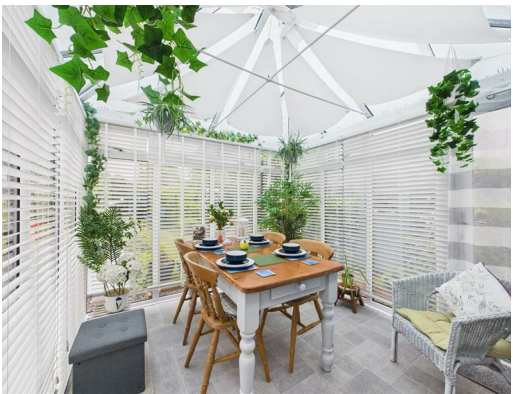
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Further Information**

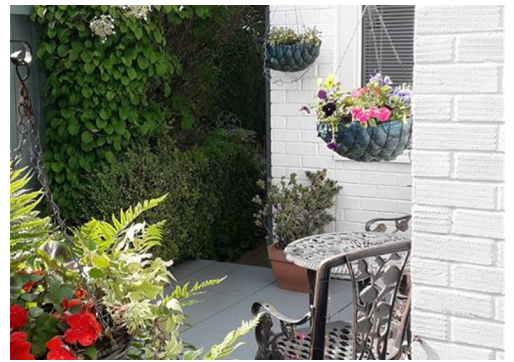
The property has a large insulated loft and cavity wall insulation. The property is a very versatile residence for downsizing, new families, keen gardeners or grow your own types. The property benefits from an abundance of parking spaces with further scope to extend if required.

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.













Approximate total area<sup>(1)</sup>  
1238 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 Louth head out of town along Newmarket/Kenwick Road in the direction of Legbourne. Head through the village centre and past the church. The Hollies can be found on your right hand side shortly before you reach Cowle Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(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	

