



CHOICE PROPERTIES

Estate Agents

Highfield Station Road,
Louth, LN11 8LL

Price £450,000



Choice Properties is happy to offer this spacious and versatile four-bedroom property, ideally located in the sought-after village of Legbourne, Lincolnshire, just a short distance from the market town of Louth. Legbourne offers a range of local amenities including a primary school, village shop, and public house, while also providing a peaceful village setting with excellent access to surrounding countryside and nearby towns. Offered with no onward chain, the property provides generous living accommodation, a large rear garden, workshop, and ample additional storage, with potential scope for multi-generational living, the creation of an annex, or further extension (subject to the necessary consents). Early viewing is highly advised to appreciate the space, versatility, and potential this property has to offer.

Offering spacious and versatile accommodation throughout, with a desirable layout and benefiting from a range of useful features, the well-presented property comprises:-

Entrance Hall

3'10" x 7'1"

You enter the property through a uPVC entrance door into the welcoming entrance hall, finished with wooden flooring and white walls. The hall benefits from a floor-to-ceiling radiator and provides access to the staircase, living room, and dining room.

Living Room

19'7" x 10'6"

The living room is generously sized and benefits from dual aspect windows, allowing plenty of natural light. The room features wooden flooring, white walls, an open fireplace as a focal point, radiators, and ample power sockets throughout.

Dining Room

19'7" x 11'7"

The dining room is another generously sized reception room, benefiting from dual aspect windows, wooden flooring, white walls, radiators, and ample power sockets. An open fireplace creates an attractive focal point, and the room also houses the consumer unit.

Kitchen / Diner

14'11" x 19'7"

The kitchen/dining room is fitted with a range of wall and base units, offering ample storage and worktop space. Included in the sale are the integrated fridge freezer, dishwasher, range cooker, and extractor fan, while the kitchen also benefits from a sink, a central island providing additional storage, and a useful, large under-stairs cupboard. There is plenty of space for a dining table, with double doors opening into the conservatory, allowing additional natural light into the room.

Utility

8'2" x 6'4"

The utility room provides additional storage and workspace, with further worktops and cupboard space. It benefits from a sink beneath the window, a radiator, space for a washing machine and dryer, as well as room for an additional under-counter fridge/freezer.

W.C

5'3" x 2'10"

The w.c. comprises a hand wash basin with storage, and w.c., with a frosted window providing natural light and privacy.

Conservatory

10'5" x 10'6"

The conservatory features half-brick walls with uPVC windows above, allowing plenty of natural light. It benefits from a radiator, ample plug sockets, and two sets of double doors opening onto the garden.

Reception Room

18'9" x 11'8"

The reception room is a spacious area featuring white walls, a radiator, and a large double window allowing natural light. It also benefits from an additional door providing access to the front of the property and plenty of plug sockets.

Study

12'3" x 8'3"

The study features double uPVC doors opening onto the garden, along with a window and radiator. It also benefits from multiple plug sockets, and a built-in storage cupboard which holds the gas boiler.

Landing

2'9" x 5'8"

The landing is neutrally decorated with white walls. The whole of the upstairs has recently had a new neutral carpet fitted throughout. It provides access to all bedrooms, the bathroom, and the loft space.

Bedroom 1

14'7" x 11'8"

Bedroom One is neutrally decorated with with new, neutral carpet and white walls. Positioned at the front of the property, it benefits from a large window and ample power sockets.

Ensuite

4'7" x 5'0"

The en-suite comprises a three-piece suite including a standing shower, hand wash basin, and w.c. The room features tiled walls and flooring, along with a heated towel rail.

Bedroom 2

14'6" x 10'6"

Bedroom Two is a very spacious room benefiting from dual aspect windows, allowing plenty of natural light. It follows the same neutral décor as the remainder of the first floor, with a radiator and a useful storage cupboard housing the hot water tank.

Bedroom 3

10'8" x 9'6"

Bedroom Three is another good-sized bedroom, neutrally decorated and benefiting from a window and radiator. The room also offers a generous amount of wardrobe space.

Ensuite (2)

6'9" x 6'1"

The en-suite bathroom features a three-piece suite comprising a shower over bath, hand wash basin, and w.c. It also benefits from a storage cupboard surrounding the sink, a radiator, frosted window, and white tiled walls.

Bedroom 4

14'0" x 6'10"

Bedroom Four is a good-sized single bedroom, neutrally decorated and benefiting from dual aspect windows and a radiator.

Bathroom

6'10" x 6'1"

The main bathroom is similar to en-suite two, featuring a three-piece suite comprising a shower over bath, hand wash basin, and w.c. It also benefits from a storage cupboard surrounding the sink, a radiator, frosted window, and white tiled walls.

Gardens

The rear garden is generously sized and mostly laid to lawn, with boundaries defined by fencing and hedges. It features a patio area directly outside the rear of the property, extending down the side, along with a selection of trees, shrubs, and bushes. There is also a greenhouse and a small summer house positioned in the corner of the garden. Offering excellent potential, the space would suit keen gardeners or those seeking a more low-maintenance outdoor area.

Outbuildings

The sale also includes a spacious shed and a large workshop. The workshop benefits from vehicular access doors and is comparable in size to a double garage, providing excellent additional storage or workspace.

Driveway

Ample parking for multiple 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

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

Viewing Arrangements

Viewing by Appointment through Choice Properties, Louth. Tel 01507 860033

Opening Hours

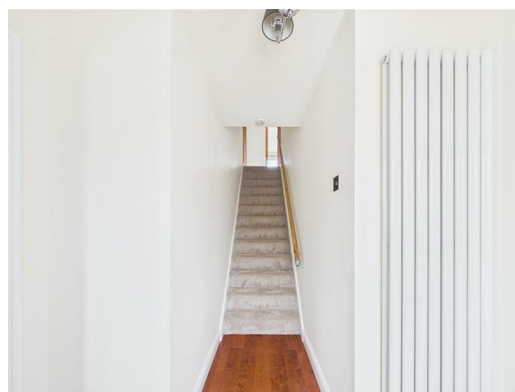
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

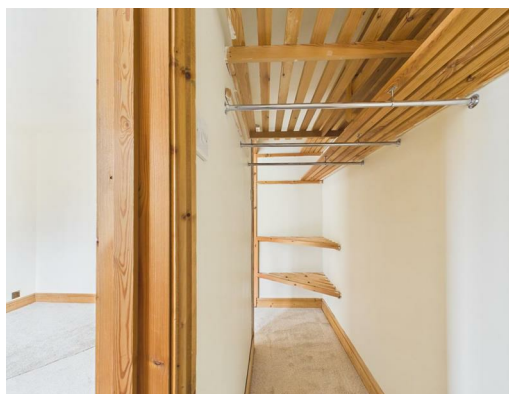
Making An Offer

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



Floor 1



Approximate total area⁽¹⁾

1987 ft²

Reduced headroom

12 ft²

(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 Louth, please use the postcode LN11 8LL and the property is on the right side of the road.

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

