



CHOICE PROPERTIES

Estate Agents

8 Legbourne Road,
Louth, LN11 8ER

Price £290,000



Choice Properties are delighted to bring to market this beautifully presented three bedroom semi-detached house situated on Legbourne Road located in the sought after market town of Louth. The property benefits from having spacious rooms and large windows throughout which create a bright and airy interior which features a modern open plan kitchen/living/dining area, a living room, a utility room, a downstairs wc, a shower room, and three bedrooms. To the exterior, the property boasts a fully enclosed garden and a gravelled driveway with space for several vehicles. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the modern and spacious internal living accommodation comprises:-

Hallway

13'9 x 5'10

With composite entrance door. Staircase leading to first floor landing. Under stairs storage cupboard. Radiator. Internal doors to the majority of ground floor rooms.

Living Room

16'1 x 12'10

Spacious living room with a walk in uPVC bay window to front aspect. Radiator. Power points. Tv aerial point. Telephone point.

Open Plan Kitchen/Living/Dining Area

26'5 x 17'11 (to furthest measurement)

Fitted with a range of wall, base, and drawer units with marble effect worksurfaces over. One and half bowl sink with chrome mixer tap and drainer. Four ring induction hob with extractor hood over. Twin eye level oven. Plumbing for dishwasher. Impressive sky light. Spot lighting. Integrated wine cooler. Space for dining room table. Radiator. Power points. uPVC French doors leading to patio. External uPVC door. Internal door to utility room.

Utility Room

9'3 x 7'4

Fitted with base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for fridge freezer. Large uPVC window to side aspect. Spot lighting. 'Ideal' gas combi boiler. Power points.

WC

4'1 x 4'0

Downstairs wc fitted with a push flush wc and a wash hand basin set over vanity unit with tiled splashback and chrome mixer tap. Extractor.

Landing

6'9 x 3'5

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

Bedroom 1

16'6 x 10'6

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

Bedroom 2

12'3 x 10'4

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

Bedroom 3

8'9 x 7'7

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

Shower Room

8'6 x 7'5

Fitted with a three piece suite comprised of a large shower cubicle with traditional and rainfall shower attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Fully marble effect waterproof panelled walls. Frosted window to side aspect. Spot lighting. Extractor.

Gardens

The property benefits from gardens to both the front and the rear. The front garden is a smaller laid to lawn garden which benefits from being lined with various plants, trees, and shrubs which floods the space with life and colour. To the rear, the property benefits from a larger fully enclosed garden with fencing to the perimeter. The rear garden features a well proportioned laid to lawn area but also boasts a generously sized partially sheltered patio found immediately behind the property. The laid to lawn area is raised above the patio to provide the patio with more privacy. This rear garden also benefits from being lined with various colourful plants and shrubs. The rear garden is directly accessible from the driveway via a side access gate and is home to an outdoor storage shed and an outdoor water tap.

Driveway

Gravelled driveway providing off the road parking space for several 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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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.

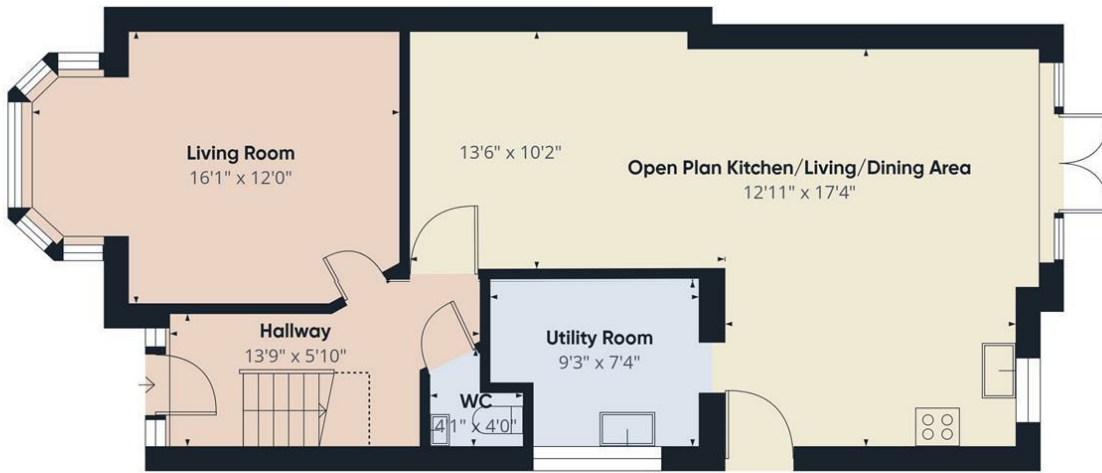
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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⁾

1161 ft²

Reduced headroom

16 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 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 the property can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			70
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

