



CHOICE PROPERTIES

Estate Agents

19 Househams Lane,
Legbourne, LN11 8LG

Price £155,000



Welcome to this charming terraced house located on Househams Lane in the desirable area of Legbourne, Louth. The property benefits from two double bedrooms, light and airy reception room and has a spacious kitchen/diner. Situated in a sought-after location with two parking spaces, this property offers not just a place to live, but a lifestyle. The area is known for its peaceful surroundings and friendly community. Early viewing is highly advised.

The abundantly light and beautifully maintained accommodation comprises:-

Reception Room

19'11" x 12'9"

With uPVC double glazed door to the front aspect, TV Aerial point, telephone point, wall mounted fuse box, staircase to the first floor.

Kitchen/Dining Room

6'7" x 12'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer taps, integrated cooker, four ring gas hob with featured extractor over, plumbing for a washing machine and dishwasher, space for freestanding fridge/freezer, wall mounted boiler with programming controls, inset spot lights to the ceiling, space for a dining table.

WC

2'9" x 5'3"

Fitted with a two piece suite comprising corner wash hand basin with single taps and tiled splash backs, w.c.

Landing

Doors to both bedroom and bathroom.

Bedroom 1

8'4" x 12'9"

Spacious double bedroom.

Bedroom 2

6'7" x 9'2"

Double bedroom, two built in storage cupboards - one housing the hot water cylinder, loft access - partly boarded with retractable ladder and lighting.

Bathroom

6'10" x 6'0"

Fitted with a three piece suite comprising panelled bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, w.c., partly tiled walls.

Parking

To the rear of the property is parking for two vehicles.

Garden

To the rear of the property is an enclosed courtyard, which is paved for ease of maintenance. There is also a timber storage shed which stands between the two parking spaces which is included in the sale.

Tenure

Freehold.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

Viewing by appointment through Choice Properties Louth 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.

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

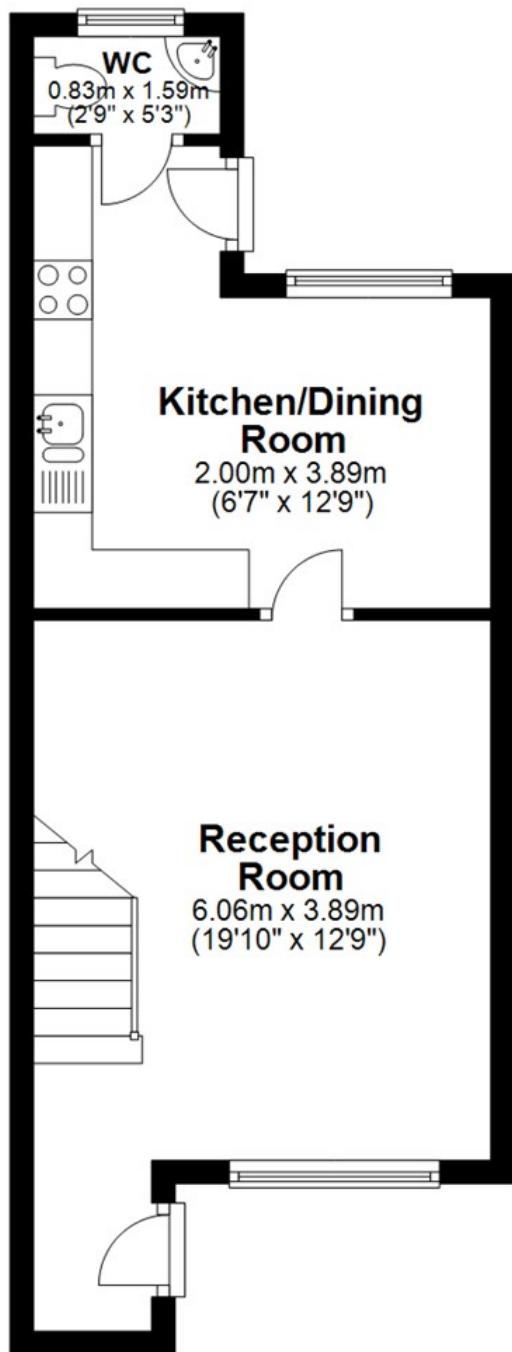
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.

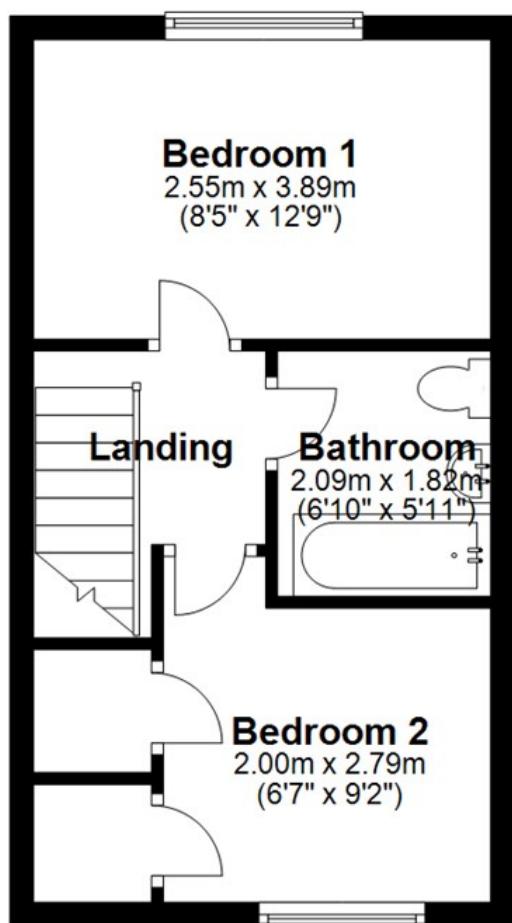




Ground Floor



First Floor



Directions

As you enter the village of Legbourne, continue on Station road. Then take your first right hand turning onto Househams lane. Then turn left and number 19 can be found at the bottom on the right hand side.

