



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Mill Lane

Legbourne
LN11 8LT

Offers in the Region Of
£289,950

Crofts Estate Agents are delighted to offer for sale with NO FORWARD CHAIN this three bedroom detached bungalow located within this highly sought after area of Legbourne surrounded by local wildlife, nature fields and picturesque streams. The property is set on a large corner plot and has the potential to be transformed into a truly wonderful family home once again. The properties interior briefly consists of an entrance hall, three bedrooms, a kitchen-diner, lounge, living room and a sitting room, meanwhile the exterior boasts attractive gardens with a variety of different plants, trees and shrubs, not to mention seating areas, outbuildings and a view of the Lincolnshire countryside to the rear. The property is within close proximity to Legbourne village centre and is a short drive from the market town of Louth. The property benefits from a driveway providing off-road parking in addition to uPVC double glazing and gas central heating. Internal viewings are advised on this property.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

12' 0" x 4' 5" (3.66m x 1.34m)

Bedroom One

15' 8" x 10' 10" (4.77m x 3.3m)

Bedroom Two

10' 2" x 11' 8" (3.1m x 3.56m)

Bedroom Three

10' 2" x 13' 5" (3.11m x 4.1m)

Living Room

20' 6" x 11' 0" (6.25m x 3.35m)

Lounge

10' 2" x 14' 11" (3.09m x 4.55m)

Sitting Room

6' 8" x 9' 2" (2.02m x 2.8m)

Bathroom

7' 5" x 10' 5" (2.26m x 3.17m)

Kitchen

9' 7" x 8' 2" (2.91m x 2.5m)

Dining Room

11' 4" x 8' 2" (3.46m x 2.5m)

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

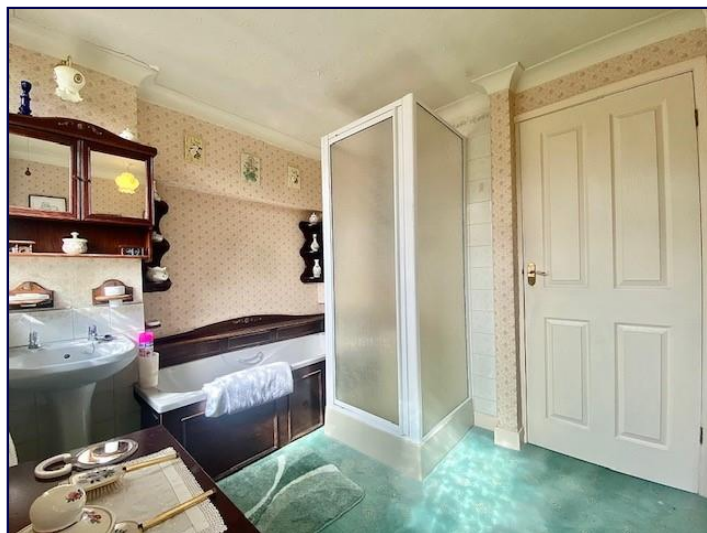
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

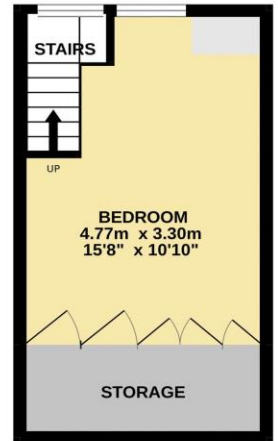
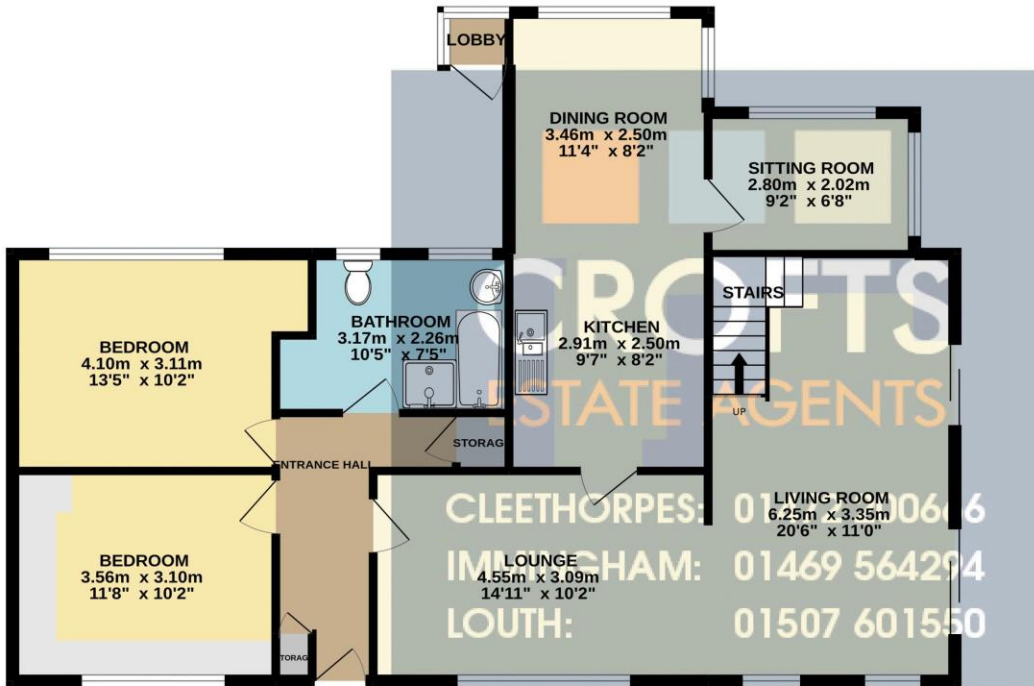
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



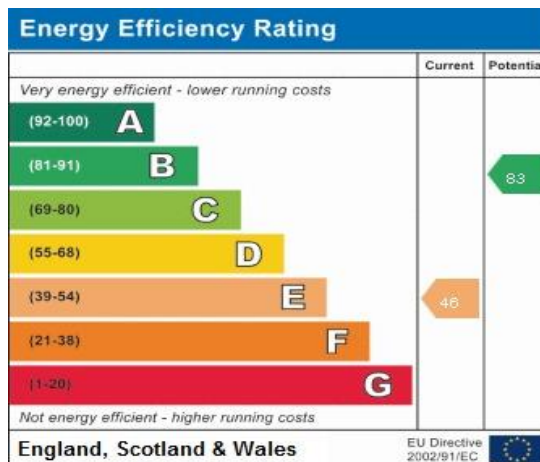
GROUND FLOOR
93.9 sq.m. (1010 sq.ft.) approx.

1ST FLOOR
20.5 sq.m. (220 sq.ft.) approx.



TOTAL FLOOR AREA : 114.3 sq.m. (1231 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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