



# CROFTS ESTATE AGENTS

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



Househams Lane  
Legbourne  
LN11 8LG

£425,000

Set in a quiet cul-de-sac, this attractive **FOUR DOUBLE BEDROOMED** detached house is located in the well serviced and popular village at the base of Lincolnshire Wolds, being on the bus route for both King Edward and Queen Elizabeth Grammar schools and also a short drive into the historic market of Louth. Offering generous accommodation over two floors including reception hall, cloakroom, spacious lounge, sitting room, study, dining kitchen and utility to the ground floor with four large double bedrooms (master en suite shower room) and a large family bathroom. This property literally ticks all of the boxes. Outside the property has a double detached brick garage with off road parking for up to four cars and well presented front gardens and private enclosed rear gardens with spacious patio area.

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### Legbourne

Sitting on the base of the Lincolnshire Wolds, the village of Legbourne is only 3 miles south-east of the market town of Louth. Amenities within the village, including community centre and playing field, village shop, public house, well regarded primary school and day nursery. Bus services provide pick up points for both King Edward and Queen Elizabeth Grammar schools. Great local walks and a further pub/restaurant is a short walk away via the ford at the bottom end of Mill Lane, affectionally known as The Splash at Little Cawthorpe. Kenwick Park is just over a mile away and offers a golf course, club house restaurant and leisure complex. The nearby town of Louth is an attractive and bustling market town, enjoying thrice weekly open market, independent shops and national retailers, supermarkets, leisure centre, library, cinema and a theatre.

### Reception Hall

17' 4" x 15' 5" (5.29m x 4.70m)

The property has a really lovely reception hall which is very spacious, entered through a frosted uPVC door with two side windows and further uPVC window to the side. The entrance has light wood laminate flooring, coving to ceiling, radiator and balustrade staircase to the first floor.

### Cloakroom

6' 10" x 3' 5" (2.09m x 1.04m)

The cloakroom has matching white WC and sink, wood effect vinyl flooring, beige splash back tiling, white decor, ceiling light, radiator and frosted uPVC window to the front with blind.

### Lounge

19' 11" x 12' 4" (6.07m x 3.77m)

A spacious main reception room having a uPVC bay window to the front, uPVC door and two windows over looking the rear garden. Coving to ceiling, wood laminate flooring, two ceiling lights and two wall lights and two radiators.

### Sitting Room

9' 5" x 13' 2" (2.86m x 4.02m)

A separate reception room that could be used as a dining room or second sitting room and has light wood laminate flooring, uPVC window to the rear and radiator.

### Study

6' 7" x 8' 8" (2.01m x 2.64m)

Having a uPVC window to the front, wood laminate flooring and radiator.

### Dining Kitchen

12' 11" x 11' 11" (3.94m x 3.63m)

The breakfast kitchen has light wood wall and base units to two walls with speckled granite effect work tops over and has integral appliances including four ring gas hob with extractor over, oven grill and sunken one and a half sink drainer. Splash back tiling, radiator, uPVC window overlooking the rear garden, uPVC frosted door to the side. Space for dining table.

### Utility Room

6' 7" x 5' 0" (2.00m x 1.52m)

Coming off the kitchen the utility has matching units and work tops to the kitchen, wood effect vinyl floor, uPVC window to the front, space for washing machine and dryer, and radiator.

### Galleried Landing

The stairs turn 180 degrees to a spacious landing area with storage cupboard, radiator and loft access.

### Bedroom One

14' 10" x 13' 7" (4.53m x 4.15m)

A large double bedroom with space for five double wardrobes to one side, uPVC window with blind to the rear and radiator.

### En suite

4' 11" x 11' 7" (1.49m x 3.53m)

The good sized en suite shower room has matching sink and WC with large shower to the other end of the room. The room has two frosted uPVC windows with blinds to the front, beige splash back tiling, ceiling light, extractor, wood effect vinyl flooring, radiator and shaver point.

### Bedroom Two

10' 6" x 12' 4" (3.19m x 3.76m)

The second largest room, a double, having uPVC window to the rear and radiator.

### Bedroom Three

9' 3" x 12' 5" (2.83m x 3.78m)

Another double. Situated to the front with uPVC window and radiator.

### Bedroom Four

9' 4" x 11' 7" (2.84m x 3.53m)

The fourth is a double bedroom with uPVC window to the rear and radiator.

### Family Bathroom

7' 1" x 13' 1" (2.15m x 3.98m)

The large family bathroom has cream three piece bathroom suite with separate shower, splash back tiling, two uPVC frosted windows to the front with blinds, wood effect vinyl flooring, extractor and shaver point.

### Double Garage

18' 8" x 19' 0" (5.70m x 5.78m)

A large double detached brick garage, with off road parking for up to four cars. The tile roofed garage has two metal up and over doors, power and light and eaves storage.

### Front Garden

The front garden has a timber fence and smartly maintained hedge frontage with opening to block paved path and steps to the covered porch by the front door. The front garden is laid to neat lawn.

### Rear Garden

The rear garden is secure, privately enclosed and entered with access through timber gates from the driveway. The garden is laid mainly to lawn with well stocked blue slate borders, spacious patio area with slab paths around the back of the garage with secure 6 foot plus timber fencing to all sides.

### 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.

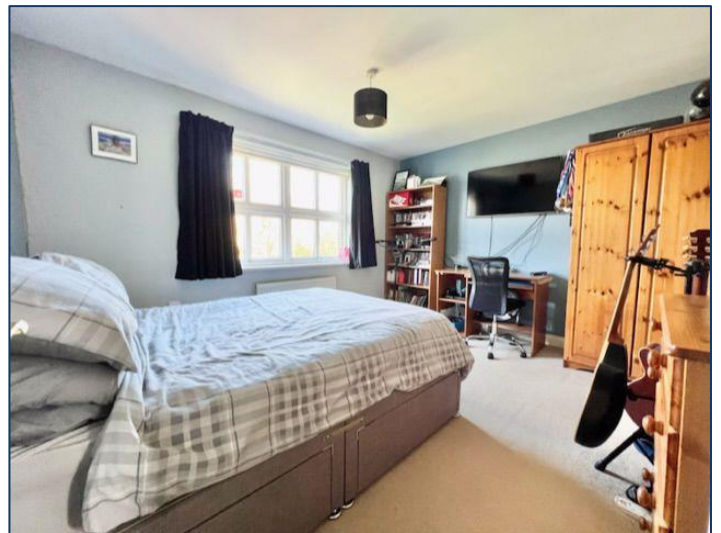
### Viewings


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

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

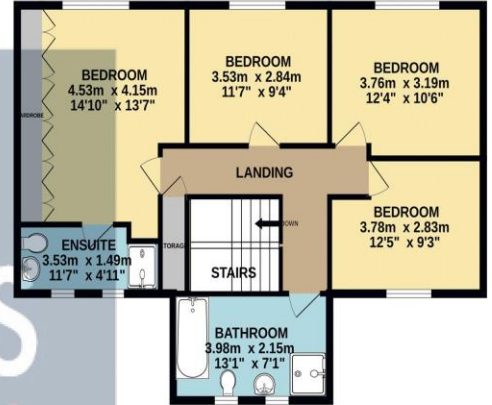
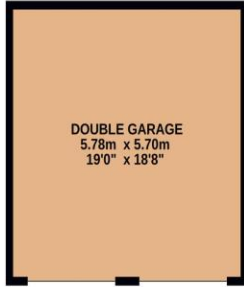




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR  
110.4 sq.m. (1189 sq.ft.) approx.

1ST FLOOR  
76.5 sq.m. (823 sq.ft.) approx.



TOTAL FLOOR AREA : 186.9 sq.m. (2012 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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