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



The Hollows Legbourne Near Louth LN11 8NF

£415,000

Located in this pleasant and quiet cul-de-sac position, within the sought after and well serviced village of Legbourne, being a short drive into the historic market town of Louth and on the bus route for both King Edward and Queen Elizabeth Grammar schools. This well maintained, spacious, **FOUR DOUBLE BEDROOMED** detached house stands on a generous southerly plot. It offers an entrance hall, two formal reception rooms, a conservatory, fitted kitchen with dining room off, utility and ground floor cloakroom. Galleried landing, four good sized bedrooms and two bathrooms. Lots of parking and double garage. Delightful gardens with great outdoor entertaining space and large summerhouse/hobby room.

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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. Great local walks start just a few steps outside the property. Bus services provide pick up points for both King Edward and Queen Elizabeth Grammar schools. 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.

Entrance Hall

A welcoming entrance hall with uPVC double glazed front door, laminate flooring, radiator and coved ceiling.

Cloakroom/Boot Room

A large cloakroom/boot room. Circular wash-basin mounted on a wash stand with storage drawers below, WC, radiator, uPVC double glazed window, built-in cloaks cupboards and a useful pedestrian door access to garage.

Lounge

19' 5" x 11' 11" (5.91m x 3.63m)

Spacious lounge with Georgian style fireplace housing electric fire, uPVC double glazed window overlooking the rear garden. Two radiators. Dado rail to walls and coving to ceiling and uPVC double glazed patio door opening to the conservatory.

Conservatory

13' 5" x 7' 10" (4.09m x 2.39m)

Having a brick base and uPVC double glazed windows with fitted blinds. Door leading out to patio terrace. Tiled floor. Electric wall mounted heater.

Sitting Room

15' 10" x 10' 7" (4.82m x 3.22m)

A good sized second sitting room, currently used as the formal dining room with uPVC double glazed window overlooking the rear garden. Laminate flooring. Radiator with radiator cover. Large under stairs storage cupboard. Coving to ceiling, with spotlights.

Dining Room

12' 5" x 11' 1" (3.79m x 3.38m)

A good sized dining room which opens into the kitchen having uPVC double glazed window to the side elevation, coving to ceiling, radiator and laminate flooring.

Kitchen

12' 4" x 10' 1" (3.76m x 3.07m)

Fitted with a comprehensive range of pine wall and base cupboards and drawers, including glazed display units, wine and plate racks, with contrasting black granite effect worktops, incorporating a 1.5 bowl drainer sink unit with mixer tap. Intergrated electric hob and chimney extractor hood over, integrated oven and grill. Kick board electric heater, tiled splash backs, uPVC double glazed window and laminate flooring.

Utility room

7' 11" x 5' 11" (2.41m x 1.80m)

With roll top worktops, plumbing for washing machine and space for a dryer, tiled splash backs, uPVC double glazed window, wall cupboards, laminate flooring, radiator and uPVC double glazed side entrance door.

First Floor Accommodation

Landing

With access to roof space, uPVC double glazed window, radiator and large built-in airing cupboard housing hot water cylinder and storage shelving.

Master Bedroom

14' 0" x 10' 7" (4.26m x 3.22m)

A good sized master having auPVC double glazed window enjoying an open outlook beyond, dado rail, laminate flooring and built-in wardrobes.

En-Suite

A good sized en-suite With shower cubicle housing mains fed shower, wash basin, fitted cupboard units and worktop below, WC with concealed cistern, part tiled walls, uPVC double glazed window, shaver point, storage unit and mirror. Radiator.

Bedroom 2

15' 5" x 8' 9" (4.70m x 2.66m)

A good sized double with uPVC double glazed window, radiator and radiator cover.

Bedroom 3

10' 7" x 10' 1" (3.22m x 3.07m)

Another good sized double with uPVC double glazed window to the front elevation, radiator, access to roof space and it's own shower cubicle housing mains fed shower.

Bedroom 4

15' 5" x 8' 8" (4.70m x 2.64m)

Again a double with uPVC double glazed window and radiator.

Family Bathroom

A large family bathroom, comprising a 'P' shape panel bath having shower over and glass screen, wash basin and fitted storage cupboard and worktop below, WC with concealed cistern, tiled walls, shaver point, illuminated fitted mirror, chrome heated towel rail/radiator and uPVC double glazed window.

Outside

Front garden has a lawn, large tarmac driveway and block paved paths with additional hard standing, wrought iron entrance gates and brick walling to front boundary.

Rear garden is spacious, enjoying privacy and a southerly aspect with a large block paved patio area and metal frame pergola, external lights, good sized lawn, raised deck seating area and flower beds.

Spacious timber garden summer house/hobby room measuring some 2.86m x 2.26m having plaster board lined walls, power and lighting and useful storage space at each end.

Double garage 4.81m x 6.17m (15ft 9in x 20ft 2in) with roller shutter door and lots of eaves storage. With electric Garolla garage door, Worcester gas fired central heating boiler, uPVC double glazed window and external door to rear garden, power and lighting and cold water tap.

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

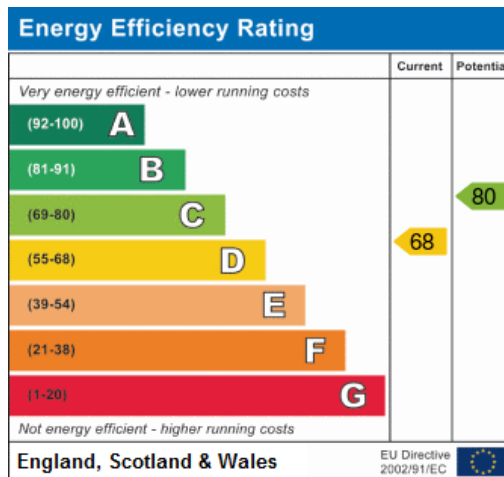
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti







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