



CROFTS ESTATE AGENTS

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



3 Michaels Way
Legbourne
LN11 8NG

Offers in the Region Of
£650,000

Crofts estate agents are delighted to be selling this detached executive five bedroom house set on a stunning exclusive development of only four superior homes found within the sought after village of Legbourne. Built by award winning LABC C & L Fairburn LTD to their usual excellent high standards, early interest is expected to be high. This vibrant village is situated on the edge of the Lincolnshire Wolds and at the heart of the village is the community centre and playing field, a popular primary school, children's day nursery, a pub and a church. Plot three out the four is a FIVE BEDROOM detached house comprising entrance hallway, study, lounge, superb open plan kitchen breakfast/dining/living and sitting room, snug/office room, a utility and cloakroom to the ground floor. To the first floor there are five bedrooms with main and second bedroom having en-suite shower rooms, three further bedrooms along with the family bathroom. Outside the property on the approximately 0.17 acre plot, both front and rear gardens are primarily laid to lawn with the rear having patio area and raised planted borders and the front offering more than ample parking to the front and side of the property leading on to the detached double brick and tile built garage.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

6' 8" x 3' 3" (2.02m x 0.99m)

A short entrance hall from the frosted composite door white marble effect flooring, white walls and down lights leads to the main dining hall which has stairs to the first floor with tall full length window to the front and gallered landing.

Lounge

17' 4" x 13' 3" (5.28m x 4.04m)

A separate lounge off the main dining area has uPVC windows to the front and side with fitted blinds, white decor, oak laminate flooring, under floor heating, space and open chimney breast for log burner with outside stack and ceiling light.

Study

10' 4" x 9' 6" (3.14m x 2.89m)

A study / office is to the front of the property with uPVC window and blinds white walls, under floor heating, oak laminate flooring and four down lights.

Dining sitting room

30' 3" x 12' 1" (9.22m x 3.69m)

The central of the house leading from the front of the house to the rear has a space for large dining table and chairs and separate seating area to the rear which has bi folding doors and two full length picture windows. The marble effect white floor has under floor heating with eight down lights plus pendant light above.

Kitchen breakfast room

11' 3" x 13' 9" (3.42m x 4.18m)

A stunning kitchen breakfast room is open plan to the dining area and has a very generous range of grey and white kitchen wall and soft close base units with white granite work tops and splash back returns over. The kitchen has integral full height fridge and freezer, dishwasher, gas hob with extractor over, double oven microwave and grill. There is large island unit with more storage and seats for breakfast bar, white marble effect flooring with under floor heating, uPVC window and blinds, white decor and mood lighting to the ceiling and kick boards.

Utility Room

8' 6" x 6' 6" (2.60m x 1.98m)

The utility room has uPVC glazed door and window to the side, matching units to the kitchen with sunken sink, space under units for washing machine and dryer, grey tiled floor with under floor heating, two down lights and extractor

Cloakroom

6' 6" x 3' 3" (1.98m x 0.99m)

The cloakroom has white WC and matching white vanity sink, grey splash back tiling, white and mustard decor, grey tiled floor, extractor and down lights plus under floor heating.

Living area

11' 3" x 13' 9" (3.44m x 4.20m)

Open plan to the dining sitting area and kitchen, the lounge has bi folding doors to the garden, white and mustard decor, white marble effect tiled floor, under floor heating and four down lights.

Stairs and landing

The solid oak stair case turns 90 degrees to the landing and has oak and glass balustrade to both stairs and landing with large picture window to the front, airing cupboard, chandelier light over the galleried landing, five down lights .

Bedroom One

13' 0" x 13' 3" (3.95m x 4.05m)

The main bedroom has uPVC French windows to the front glazed Juliet balcony to enjoy the stunning views over fields to the front. The room has grey decor with feature wall, radiator, grey carpet and five down lights.

En-suite

3' 11" x 9' 7" (1.19m x 2.92m)

The en suite has double shower, vanity sink and WC, white and grey tiled floor and walls, chrome towel radiator, frosted uPVC window with blind, extractor, three down lights and recessed mirror with lighting.

Bedroom Two

11' 4" x 12' 0" (3.46m x 3.67m)

With uPVC window to the rear with blind, green decor, grey carpet, radiator and four down lights.

En-suite

8' 10" x 4' 1" (2.68m x 1.24m)

With shower cubicle with glass door, vanity sink and WC, grey and white tiled floor and walls, two down lights, extractor, recessed mirror with lighting and chrome towel radiator.

Bedroom Three

9' 5" x 13' 3" (2.88m x 4.05m)

The third bedroom has grey carpet, grey and white decor, uPVC window with blind, four down lights and radiator.

Bedroom Four

11' 4" x 9' 10" (3.45m x 3.00m)

The fourth bedroom has grey carpet, white decor, radiator, four down lights and uPVC window with blinds.

Bedroom Five

7' 10" x 11' 4" (2.38m x 3.45m)

This bedroom has grey carpet, white decor, uPVC window with blind to the rear, four down lights, radiator.

Family Bathroom

7' 1" x 8' 10" (2.17m x 2.68m)

A stunning family bathroom has white bath with matching white vanity sink and WC with recessed mirror and lights over the sink. The room also has a shower cubicle with glass door and white and grey tiled splash backs and floor, chrome towel radiator, uPVC frosted window and blind to the side.

Double garage

18' 4" x 18' 5" (5.59m x 5.61m)

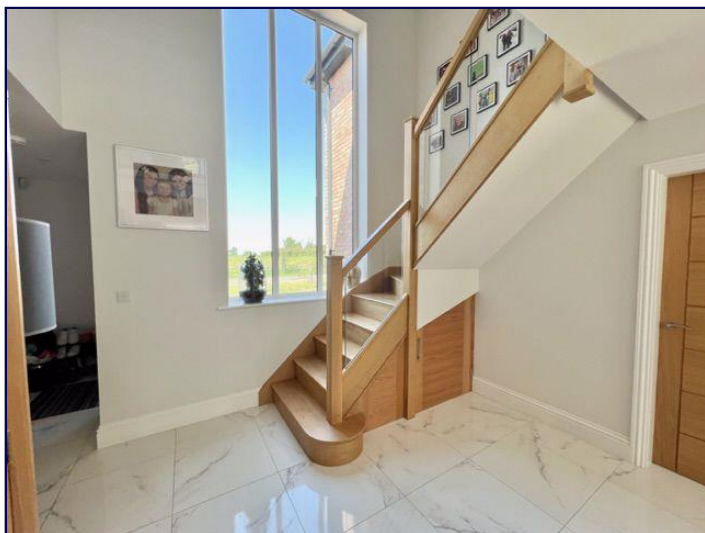
A large brick and tile detached double garage has electric door to the front, uPVC door to the side, power and light and eaves storage.

Front garden and parking

The front has open drive and expansive well maintained lawn with low hedge to both sides and views for miles to the front. The block paved driveway is particularly wide and leads to the garage and across the front providing space all manor and amounts of cars etc. A timber gate leads to the rear garden.

Rear garden and patio

The rear garden is enclosed with tall feather board timber fencing to all sides with the main garden being laid to well maintained lawn. A substantial patio area runs across the back of the house with bi-folds from the house leading on to them and slab paths running to the garage and sides of the house. The garden area has raised timber planted soil borders to the side with space behind the garage for further development. There is gated access to the driveway and the rear of the house has tap and lighting.



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



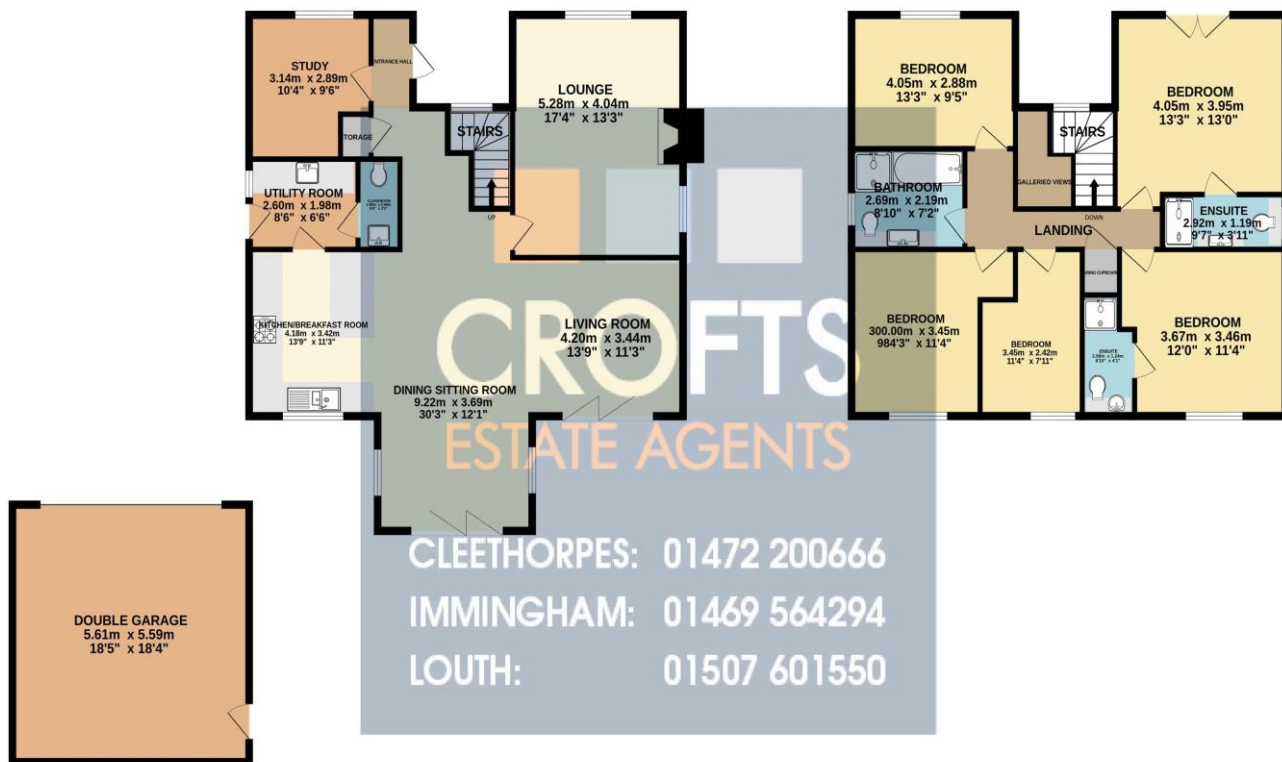


OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
124.9 sq.m. (1345 sq.ft.) approx.

1ST FLOOR
85.0 sq.m. (915 sq.ft.) approx.



TOTAL FLOOR AREA: 210.0 sq.m. (2260 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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