



3 Paddock Close

Legbourne

M A S O N S

— Celebrating 175 Years —

3 Paddock Close

Legbourne
LN11 8FL



Beautifully landscaped private garden

Stunning new build property

Popular rural village

Luxurious bathrooms featuring sleek fittings and quality materials

4 generous bedrooms

Open-plan living and dining area with plenty of natural light.

A high specification recently built executive home set in a sought after village location. This stunning house has been upgraded by the current vendors to provide luxury living in a superb semi-rural setting. Offering open farmland views to the front and rear with well planned accommodation comprising hall, lounge, utility, WC and open plan kitchen, dining room and orangery. To the first floor are 4 generous bedrooms, master with beautiful en-suite and Juliet balcony and family bathroom. Externally, the front offers extensive driveway parking with small garage and superb versatile hobby room/ home office to rear. The delightful rear garden enjoys a south easterly aspect with patio, lawn and mature planting

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The Property

This superb executive style, new build home was constructed in 2019 and benefits from the remainder of its 10 year warranty provided by NHBC. The property has brick-faced cavity wall construction with pitched timber roof covered in clay pantiles and is heated by way of a Worcester gas condensing boiler with pressurised hot water cylinder, with the boiler providing heating via zoned underfloor heating to the ground floor whilst the first floor is provided by radiators. The property has a composite front entrance door with all windows of uPVC construction with double-glazed panes and having bi-fold doors off the orangery into the garden and further French doors from the lounge.



The property was upgraded to a very high standard by the vendors, with numerous upgrades including high specification kitchen with built-in appliances and the addition of an orangery leading off the kitchen and opening into the garden. The master suite also benefits from an extended en suite bathroom with high quality fixtures and fittings. The property has network points to the lounge and bedrooms 1&3 along with TV points to bedrooms 1,3&4, lounge and dining room as well as coving throughout. Adjacent the property is the garage which has been sub-divided to provide a small garage to the front and multi-purpose, versatile room at the rear suitable for a variety of uses such as a hobby room or home office. The property enjoys a superb semi-rural setting located off a quiet private road with superb rural farmland views to front and rear.





The property is accessed via a grey composite front door with a central frosted window and a glass canopy above, leading into an entrance hall featuring slate-style Karndean flooring, solid timber doors to the main rooms, ceiling spotlights, and a wall-mounted thermostat. The utility room is fitted with base and wall units, a worktop with a single bowl stainless steel sink, matching upstands, and space and plumbing for a washing machine. It also houses a water softener and a Worcester gas-fired central heating boiler, with a front-facing window, electricity consumer unit, extractor fan, and spotlights to the ceiling. A continuation of the Karndean flooring leads into the WC, which includes a low-level toilet, a wash hand basin with a cupboard below and tiled splashback, a frosted side window, ceiling spotlight, and a large built-in cupboard housing the pressurised hot water cylinder.







The centrally positioned dining area features a wide opening to the kitchen, with slate-effect Karndean flooring, a side window, ceiling spotlights, zoned thermostat, and high-level TV electrics. A staircase with timber banisters and glazed panels leads to the first floor, and a side cupboard houses the underfloor heating valves.



Flowing into the high-spec kitchen, it's fitted with handleless gloss base and tall units, including LeMans storage shelves, and granite worktops with inset Blanco stainless steel sink, cut drainage grooves, and matching upstands. A central island offers a breakfast bar, deep pan drawers, built-in wine cooler, and Neff four-ring induction hob with ceiling-mounted extractor and pendant lights. Integrated appliances include twin Neff eye-level ovens (one with microwave function, one with warming drawer), tall fridge and freezer, Prima dishwasher, and pull-out bin units. The kitchen also has zoned underfloor heating, a side window, and an archway through to the orangery.



Attached at the side of the property opening into the kitchen, being a bright space enjoying a southerly aspect, with fully glazed panels and bi-fold opening doors onto patio. Pitched roof with tinted glass panels, continuation of slate-effect Karndean flooring.





The lounge is a spacious and well-proportioned reception room featuring dual-aspect windows and French doors with fitted blinds opening onto the rear patio. It is neutrally decorated and includes spotlights, wood plank-effect Karndean flooring, high-level TV electrics, and a wall-mounted heating thermostat. A corner cupboard houses the internet connection point, with superfast broadband available.



The first-floor landing features a timber banister with glazed panels, a window over the stairs, inset ceiling spotlights, a large loft hatch with drop-down ladder, smoke alarm, wall-mounted thermostat, and a modern brushed gold and chrome hanging light fitting. This generous, gallery-style space also has tile-effect Karndean flooring and solid timber doors leading to the bedrooms and bathroom.





The master bedroom is a superb, generously sized double room with a Juliet balcony featuring French doors and fitted blinds, offering stunning views over the rear garden and open countryside. It has tile-effect Karndean flooring, a contemporary vertical radiator, ceiling spotlights, and high-level TV electrics. High-quality fitted wardrobes with gloss grey doors, drawers, and downlighters above (available by separate negotiation) provide excellent storage.



The larger-than-average en suite bathroom includes a four-piece suite with a free-standing double-ended bath on a slate-effect plinth, waterfall tap, LED lighting, and alcoves with inset LEDs. There is a double shower cubicle with sliding door, rainfall and handheld attachments, and wall-mounted controls. Additional features include wall tiling with a fitted shelf, his and hers wash basins with mono mixer taps, twin sliding drawers, an illuminated de-misting mirror, low-level WC, vertical towel rail, ceiling spotlights, extractor fan, and a frosted side window.



A spacious double room at the rear boasts windows on two sides, allowing plenty of natural light to flood in. It features tile-effect Karndean flooring, neutral décor, ceiling spotlights, and freestanding wardrobes available separately to enhance storage options.



At the front, another generously sized double offers charming views over farmland and distant Louth. This room is also finished with tile-effect Karndean flooring, neutral tones, ceiling spotlights, and freestanding wardrobes (available separately) for flexible furnishing.



A generous single room is currently arranged with a double-under/single-over bunk bed, making it perfect for versatile living or guests. It includes tile-effect Karndean flooring, ceiling spotlights, a front-facing window, high-level TV electrics, and built-in wardrobes with hanging rails and shelves for ample storage.



Panelled bath to side with thermostatic mixer, head and hand -held attachments. Attractive marble -effect panelling to wet areas, glass shower screen to side, wash hand basin with cupboard below and splashback. Low -level WC, wall mounted illuminated mirror cabinet with shaver point, frosted glass window, spotlights to ceiling and extractor fan. Chrome heated towel rail and Karndean flooring.





A delightful south easterly facing garden with high - level fenced boundaries. Smart riven stone patio ideal for al fresco dining and barbecues. Gated access back to front, the remainder laid to smart lawn with well - planted borders having shrubs and bushes, central planted area with tree and superb views beyond the garden across neighbouring farmland. The house is well orientated to enjoy sun throughout the day. Enclosed 'No -dig' garden area to one side and path extending around the side of the property with timber garden shed having own electric consumer unit and power provided. Path extends to the front with gated access. Outside lighting, tap and electrical sockets and power cable to bottom of garden.



Extensive driveway laid to smart block paving providing parking of multiple vehicles, fenced to front boundary, gated access with garage positioned to side.

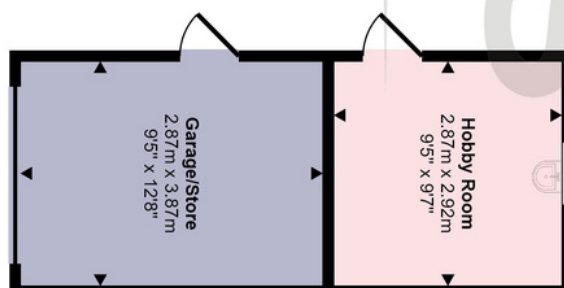
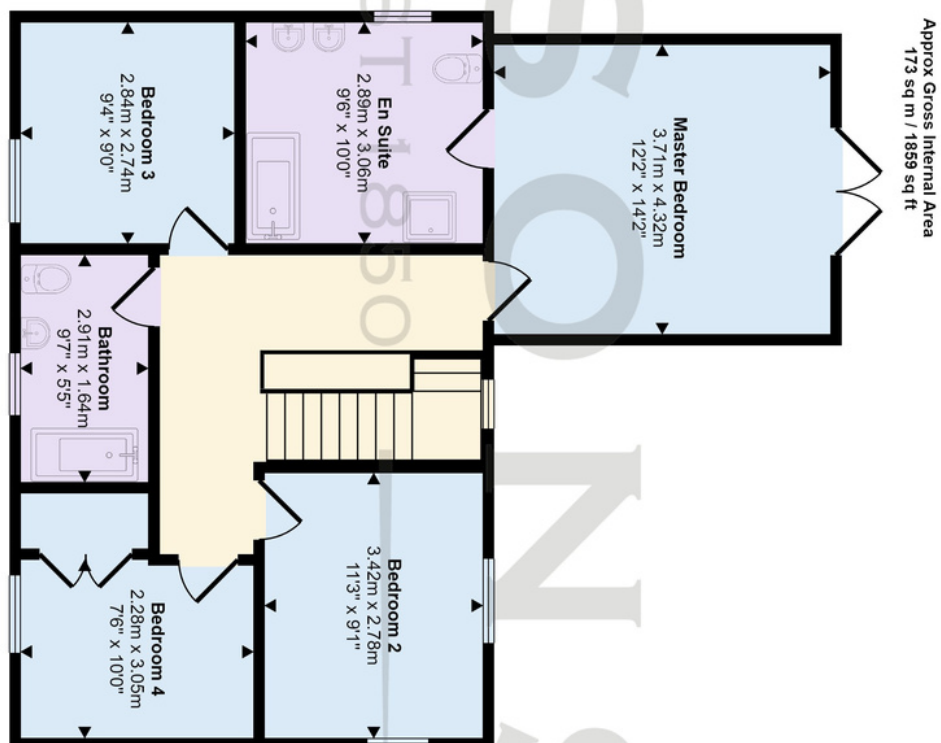
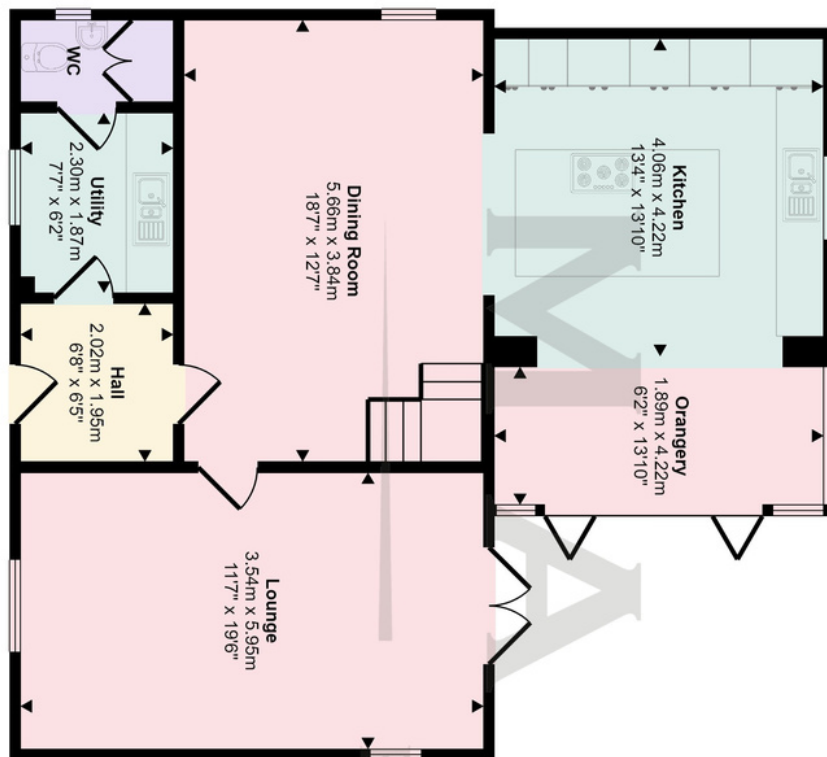


The extended single garage is split into two sections, with the front half serving as a small garage ideal for storage. It features an approximate central blockwork division, a remote electric up-and-over door, electric supply and lighting, and a side pedestrian access door for convenience.



At the rear of the garage is a fully converted hobby room or home office, insulated and finished with plastered and painted walls and ceiling, complemented by gloss grey tiled flooring. The room includes a wash hand basin with cupboard below, a window overlooking the garden, recessed ceiling spotlights, and a loft hatch with hot water heater access. Originally intended as a beauty treatment room, this versatile space is suitable for various uses such as a craft room, games room, home office, or workshop.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///asking.frames.latitudes

Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout.

Take the second exit and follow the A157 road. Keep following the road to Legbourne and proceed to the very far end of the village, passing the Queen's Head public house on the right. After the sharp right bend, take the first left turning into Paddock Close and follow the lane past a few houses and the property will be found at the end of the lane on the right hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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