



11 The Hollows

L



11, The Hollows

Legbourne, Louth LN11 8NF

Sought-after village location on the edge of the Wolds

Superbly presented 5 bedroom accommodation

Good size gardens to front side and rear

Gated driveway for secure parking and access to 2 garages

Flowing living rooms - lounge, dining room, kitchen and garden room

Family bathroom and ensuite shower room to bedroom 1

Gas central heating system and double-glazed windows

Close to the village centre and just a short drive from Louth market town

Attractive walks to the Wolds, Legbourne Wood and nearby Little Cawthorpe

MOVEWITHMASONS.CO.UK
01507 350500

This well-presented detached family house is located at the end of a small development of individual detached properties which were constructed around the early 2000's by a respected local builder called Terry West.

The house has buff coloured brick-faced cavity walls with contrasting-coloured quoins and stands back behind a deep front garden with a complementary front brick boundary wall and pillars. The main roof of the house is of pitched timber construction with a concrete tile roof covering. The windows are mahogany-effect uPVC double-glazed units and heating is by a gas-fired central heating system with recent service carried out at the end of 2024.

There is partial underfloor heating and there is also a gas fire to the fireplace in the lounge.

The original house was significantly extended in recent years to create the five-bedroom home of today and the second garage was added at the side of the house, which is suitable for a small car or for storage purposes.

The property is located close to the village centre facilities and stands in a good size plot with garden extending around three sides, a secure gated driveway and ample space to park a number of cars off-road. The owners have recently decorated the interior in attractive neutral colours and the rooms are superbly presented.





The main entrance is at the front of the house with a long veranda style porch having a tiled roof, brick pillar and outside lantern adjacent.

A composite part-glazed (double-glazed) front door with double-glazed side panels and arched panes, opens into the entrance hall. The hall has an attractive staircase with a spindle balustrade and turned newel posts finished in contemporary dark grey and leading up to the first floor. The hall floor is ceramic tiled in an oak style which extends through into the kitchen at the rear and then into the utility room, cloaks WC, dining room and garden room. There is a radiator and central heating thermostat in the hall and coved ceiling with ceiling light point. Oak panelled interior doors open into the kitchen and lounge.



The lounge is a well-proportioned room with a wide, oriel bow window having Venetian blinds on the front elevation and a brick fireplace finished in white colour-wash with contrasting slate hearth and mantel shelf, together with an inset, flame-effect gas fire. The ceiling is coved and there is attractive dado panelling to one wall, subtly contrasting the attractive neutral colours and the oak-effect vinyl-tiled flooring. Oak panelled double doors open into the dining room which is, in turn, open through a framed, square archway to the garden room beyond and the living space also flows from the dining room through a shaped archway into the fitted kitchen.





The dining room has a panelled ceiling with LED downlighters, radiator and wall dado panelling to one side in grey, contrasting the light grey wall décor. The garden room is an excellent size with an insulated, shaped ceiling having two inset LED downlighters and windows with roller blinds, extending around three sides with complementary double-glazed French doors on the side elevation, opening out onto the patio. The oak-effect ceramic tile floor extends into this room from the dining room and the brick base walls have a white colour-wash finish. There are power points and a double radiator, together with central heating wall thermostat.





The kitchen has an attractive range of built-in units with white, woodgrain-effect facings and modern stainless-steel handles. There are base cupboard units, drawers, granite worksurfaces shaped to form a drainer to the one and a half bowl, inset stainless steel sink unit which has a lever tap over and grey Metro style ceramic tile splashbacks.

The units include a tall, shelved larder cupboard, corner shelf units and a range of wall cupboards with pelmets having concealed lighting over the work surfaces. Wide rear window with tiled sill above the sink unit and overlooking the rear garden. Integrated faced dishwasher and refrigerator and kick space fan-assisted heater to the plinth.

There is a built-in AEG electric oven incorporating grill with digital display, over which is a ceramic hob and shaped canopy hood with inset cooker hood having twin downlighters. Coved ceiling with diagonal painted panelling and inset downlighters, radiator and oak panelled door to a useful recessed understairs store cupboard.



An oak panelled door leads from the kitchen through to the utility room which is fitted with base and wall cupboard units with limed oak style doors and there is a roll-edge textured work surface with ceramic tile splashback and an inset single-drainer stainless steel sink unit with lever mixer tap. Space for two under-counter appliances with plumbing for washing machine.

Double radiator, coved ceiling with strip light, rear composite part-glazed (double-glazed) door to outside and rear window with roller blind and ceramic-tiled sill. Coat hooks to wall plaque and oak panelled door to the **cloakroom/WC** with white suite of low-level WC and bracket wash hand basin having a ceramic tile splashback. There is a chrome ladder style radiator/towel rail, trap access to the wing roof void, ceiling light and two electricity consumer units with MCBs.





The first-floor landing has the balustrade extending from the staircase around the stairwell and a coved ceiling with trap access to the roof void. Ceiling-mounted smoke alarm, double radiator and oak panelled door to the recessed airing cupboard containing a foam-lagged hot water cylinder with immersion heater and slatted linen shelves over. Oak panelled doors lead off to the bathroom and bedrooms.



The master bedroom is positioned at the front of the house and has a window with roller blind on the front elevation, oak panelled double doors to a recessed wardrobe with clothes rail and shelf over and a further complementary door adjoining the chimney breast, to a shelved store cupboard.



This room has a double radiator, a coved ceiling and oak panelled door to the ensuite shower room, fitted with a white suite comprising a low-level WC and pedestal wash hand basin. The wide, ceramic-tiled shower cubicle has a glazed screen door and side panel and an electric instant shower unit by Mira with handset to wall rail. The shower room has fully ceramic-tiled walls from floor to ceiling and a window on the side elevation with roller blind and tiled reveal. Chrome ladder style radiator/towel rail, ceiling light and extractor fan.

The second bedroom is a double bedroom at the front of the house, also having oak panelled double doors to a good size built-in recessed wardrobe with clothes rail and shelf over. There is a radiator, a dormer window on the front elevation with roller blind and coving to the ceiling.



Bedroom 3 is positioned at the rear of the house and has a wide window to the rear elevation over a double radiator, whilst the ceiling is coved with a bank of five LED spotlights. The floor is finished in oak-effect laminate and there is a built-in, mirror-fronted double wardrobe. Cables project downwards from the ceiling for a wall-mounted TV.



A fourth bedroom at the front of the house is used as an office by the present owners for home working. This is L-shaped with a projecting bulkhead over the staircase and there is a wall shelf, coving to the ceiling, double radiator and window with roller blind on the front elevation. Oak panelled double doors open onto a recessed wardrobe with clothes rail and shelf over. The fifth bedroom is the smallest of the five but will still take a double bed and is currently used as a second office or study by the present owners. There is a window on the rear elevation with roller blind, coving to the ceiling with ceiling light point, trap access to the roof void and a double radiator. The floor is again an oak-effect laminated floor covering.



The front bedrooms enjoy a pleasing outlook across The Hollows to the Wolds in the far background.





The family bathroom is located at the rear of the house and has a limed oak-effect floor covering, part ceramic-tiled walls with decorative chrome finish border, a wide rear window with roller blind and a chrome-effect radiator/towel rail.



The white rope-effect suite comprises a panelled bath with shower handset fittings to the lever mixer tap, a shaped pedestal wash hand basin with complementary lever taps and a low-level WC. The coved ceiling has LED downlighters and there is a ceiling-mounted extractor fan.





The property stands back from the road behind a front brick boundary wall with contrasting coloured brickwork and ornate pillars to shaped, ledged and braced arched double gates which open onto the driveway.

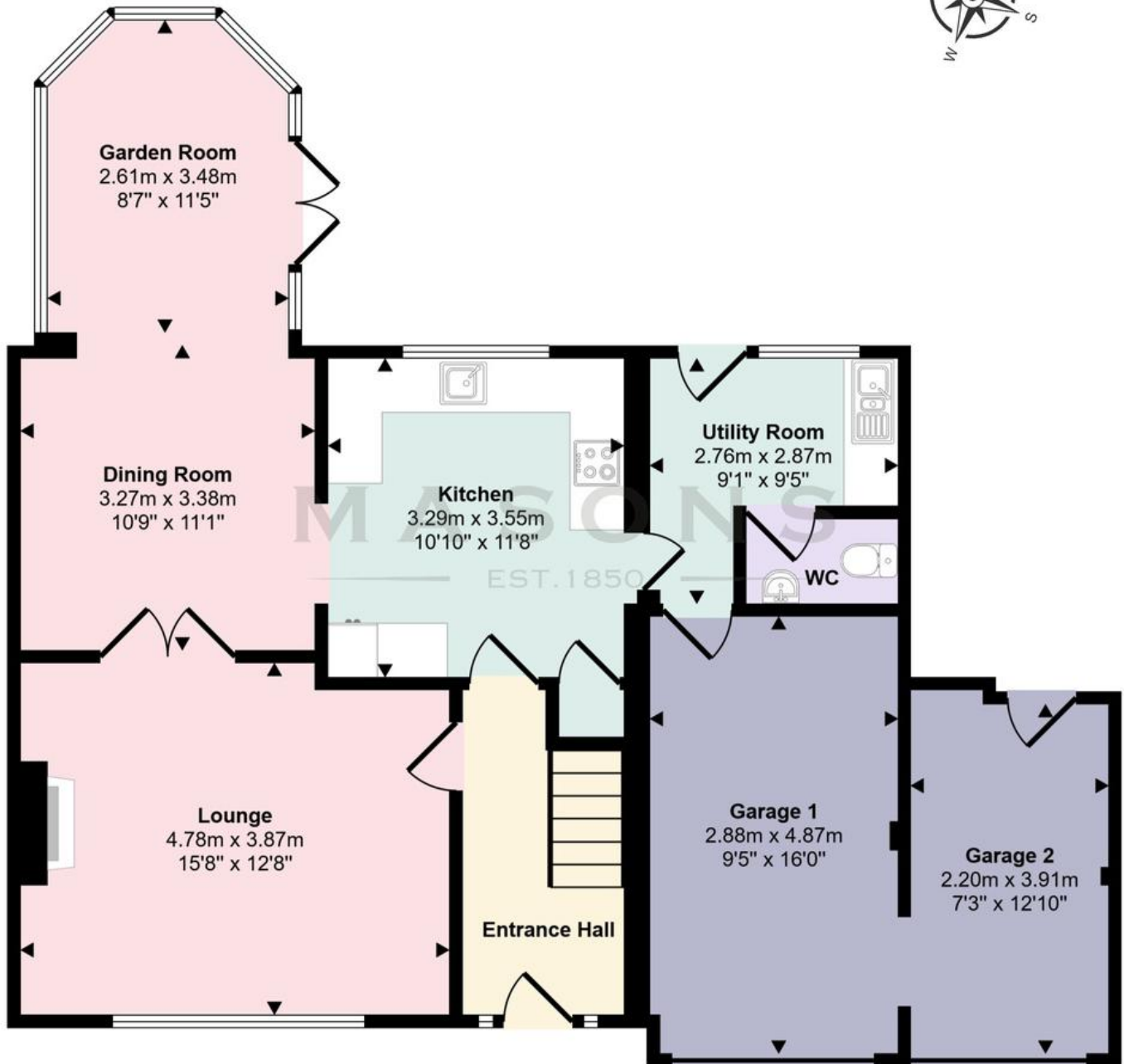
The driveway is tarmac paved and shaped to form a turning space, whilst also giving access to the two garages. Garage 1 has an up and over door at the front, a diffused strip light, power points and connecting oak panelled door to the utility room at the rear. There is a high-level shelf and the wall-mounted Ideal Classic gas central heating boiler is located to the rear. There is a connecting walk-through opening to the smaller second garage which will take a small car or is otherwise ideal for storage purposes with up and over door at the front, rear part-glazed (double-glazed) pedestrian door to outside, a strip light and power points.

At the front of the house there is a deep, lawned front garden with timber retaining wall to a border containing a variety of ornamental shrubs and bushes with side boundary fencing beyond. The opposite side boundary is also timber-fenced and a pathway leads around the second garage to the rear garden.

The front lawn extends to form a good size lawned side garden with a flagstone pathway leading around from the porch and along the side of the house to the rear. The side border with ornamental shrubs continues as far as a raised timber deck with step up and positioned to enjoy the sun for most of the day. Timber fencing reinforced by concrete posts continues along the rear boundary.

The rear garden is again principally laid to lawn with a flagstone pathway leading around the conservatory to a good size patio extending to the rear of the second garage. Conifer hedge along the side boundary, rear flower bed with ornamental trees and shrubs, outside tap and a corner outside light.



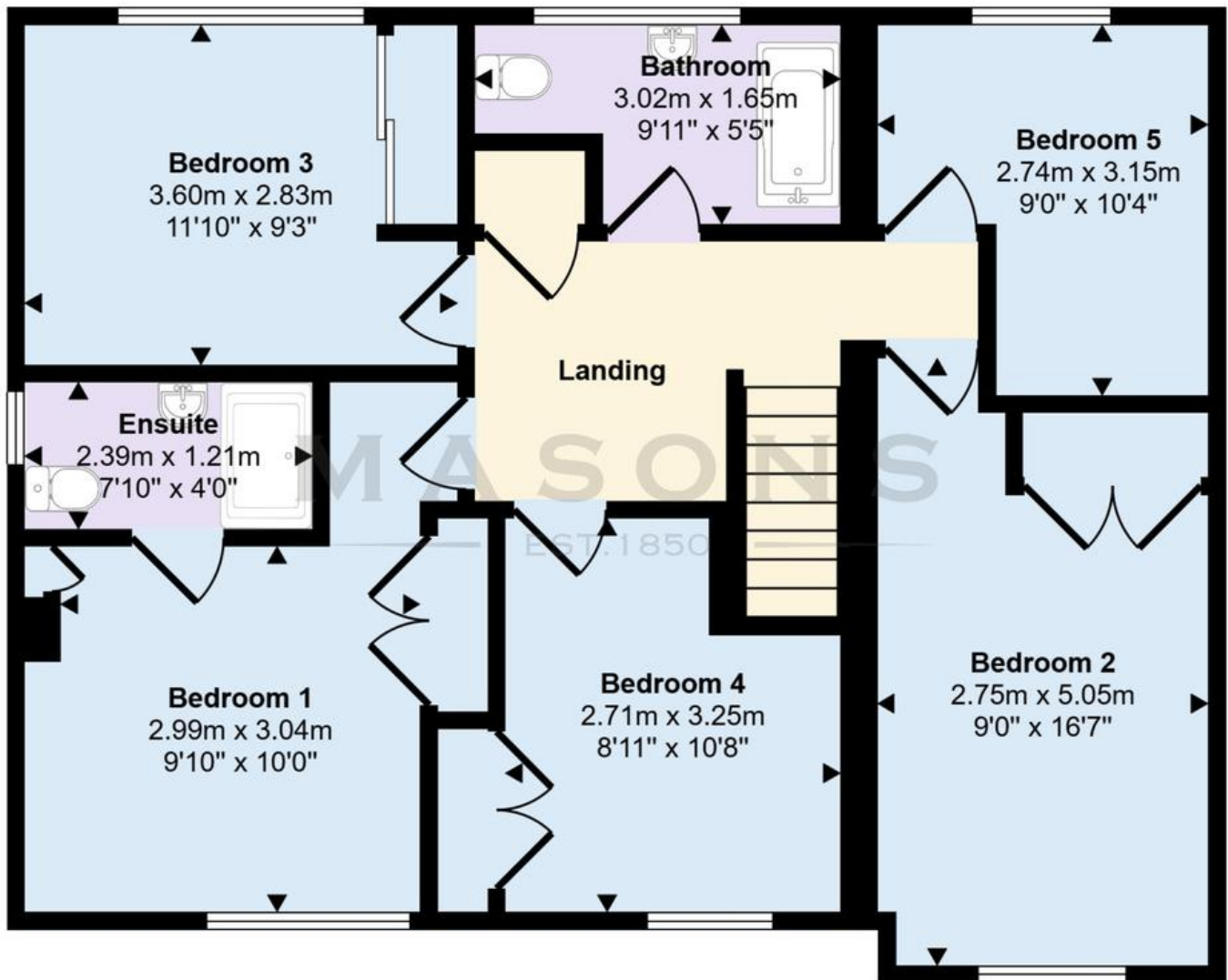


Ground Floor

Approx 91 sq m / 981 sq ft

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 real items.

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



First Floor

Approx 74 sq m / 793 sq ft

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 real items.

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



Legbourne

A village with a strong community

Legbourne is undoubtedly one of the most sought-after country villages in the Louth area of Lincolnshire and has a strong local community with many interests centred around the parish church, the East Wold junior school, a village hall with playing field adjacent and the local country pub - The Queens Head. The church of All Saints stands back from the village centre.

There is a village shop and Mill Lane leads to a walk along the side of the village ford to the Royal Oak pub known locally as The Splash, within the adjoining picturesque village of Little Cawthorpe on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty.

Just 3.5 miles away and 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. St James Church stands proudly in the centre of Louth and reputedly has the tallest parish church spire in the country and home each year to nesting Peregrine Falcons.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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 D

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: ///form.figs.placidly

Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout on the town outskirts. Take the second exit along the A157 road and follow the road to the village of Legbourne. Proceed to the village centre and just before the shop on the left, take the right turn into Mill Lane and then immediately turn left along The Hollows. Proceed to the end of the road and number 11 will then be found standing well back on the left 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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

zoopla

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk