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Househams Lane, Legbourne



When it comes to
property it must be


lovelle



£425,000



This impeccable four-bedroom detached property in a quiet sought after village offers spacious rooms, unique features, a potential fifth bedroom, and a beautiful garden, making it an ideal family haven with ample storage and parking space.

Key Features

- Quiet Sought After Village Location
- Four / Five Double Bedrooms
- Family Bathroom & En-suite to Master
- Spacious Lounge Diner
- Kitchen Diner
- Utility Room & Cloakroom WC
- Sperate Study
- Block Paved Driveway & Double Garage
- Enclosed Private Rear Garden
- EPC rating C
- Tenure: Freehold





Welcome to this impeccable four-bedroom detached property, now on sale in a sought after, quiet village location which offers easy access to a school, pubs and a village store. This residence is a veritable haven for families, offering spacious rooms throughout and a multitude of unique features.

Upon entering, you are greeted by a large entrance hall with two inviting reception rooms. The first is a spacious lounge diner, with direct access to the private, enclosed garden, creating an easy flow from indoors to outdoors. The second reception room could potentially serve as a fifth bedroom, snug or dining room, adding to the flexibility of the property.

The heart of the home, the kitchen, offers a utility room and dining space, perfect for family meals and casual gatherings. One can imagine the scent of home-cooked meals wafting through the house.

This property boasts four bedrooms, all double. The master bedroom is a true retreat with its own en-suite, offering a private sanctuary within the home. A separate study is also included to the ground floor, perfect for those who work from home or require a quiet space for reading or studying.

The spacious four-piece suite bathroom is a luxurious touch, and we can't forget to mention the double garage and block paved driveway, providing ample storage and parking space.

Outside, the garden calls for family barbecues and summer gatherings, making this the perfect home for creating lasting memories. Don't miss the chance to view this gem.

Entrance Hall

17'0" x 15'1" (5.2m x 4.6m)

UPVC entrance door to the front elevation with matching side panels and additional uPVC double glazed window. The front door opens to the spacious, bright and airy entrance hall which boasts a split level return spindle and balustrade staircase rising to the first floor accommodation. Coving to the ceiling and light wood laminate flooring. Telephone point. Radiator. Doors leading to the cloakroom WC, lounge diner, additional reception room, study and kitchen diner.

Cloakroom WC

6'1" x 3'1" (1.9m x 0.9m)

UPVC double glazed window with blind to the front elevation. Fitted with a two piece suite comprising of a close coupled, dual flush WC and wall hung wash hand basin. Wood effect vinyl flooring and tiling to dado height. Wall mounted electric consumer unit. Radiator

Lounge Diner

19'1" x 12'0" (5.8m x 3.7m)

The spacious lounge diner runs the full depth of the property offering a dual aspect in the form of a uPVC bay window to the front elevation and a set of French style uPVC patio doors with side panels heading out to the rear. Coving to the ceiling, light wood laminate flooring. TV aerial point. Two ceiling lights, wall lights and radiators.

Snug / Dining Room / Bedroom Five

9'1" x 13'0" (2.8m x 4m)

This additional reception room has a uPVC double glazed window to the rear elevation and could be utilised as a ground floor bedroom, dining room or a snug to name a few options. Light wood laminate flooring. Satellite point. Radiator.

Study

6'1" x 8'1" (1.9m x 2.5m)

This handy ground floor study is perfect for those looking for a work from home space or a quiet area of the property for studying. UPVC double glazed window to the front elevation. Light wood laminate flooring. Radiator.

Kitchen Diner

12'1" x 11'1" (3.7m x 3.4m)

UPVC entrance door to the side elevation leading to the driveway and a uPVC double glazed window to the rear over looking the garden. The spacious kitchen diner is made up of a range of light wood, shaker style wall and base units with complementary speckled granite effect work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Integral appliances consisting of electric Neff fan oven with four ring Neff gas hob and concealed extractor over as well as space for a fridge freezer and plumbing for a dishwasher. Light wood laminate flooring. Radiator. Door leading to the utility room.

Utility Room

6'1" x 5'0" (1.9m x 1.5m)

UPVC double glazed window to the front elevation. Matching units and worksurfaces of those in the kitchen with plumbing for washing machine and tumble drier. Wood effect vinyl flooring. Extractor fan. Wall mounted Worcester gas fired central heating boiler installed late 2021. Radiator.

Galleried Landing

Spacious galleried landing with large walk in storage cupboard currently housing the hot water cylinder. Access provided to the loft space via the loft hatch. Radiator. Doors leading to all first floor bedrooms and the family bathroom.

Master Bedroom

14'0" x 13'1" (4.3m x 4m)

This large master bedroom currently houses a wall to wall row of five double wardrobes with a uPVC double glazed window with blind to the rear elevation. Satellite point. Radiator. Door leading to the en-suite shower room.

En-suite Shower Room

4'1" x 11'1" (1.3m x 3.4m)

UPVC double glazed windows with blinds to the front elevation. The en-suite shower room is made up of a three piece suite comprising of a large enclosed shower cubicle with mains shower over, a close coupled dual flush WC and pedestal wash hand basin. Neutral tiling to dado height. Wood effect vinyl flooring. Electric shaver point and extractor fan. Radiator.

Bedroom Two

10'1" x 12'0" (3.1m x 3.7m)

UPVC double glazed window to the rear elevation. Satellite point. Radiator.

Bedroom Three

9'0" x 12'1" (2.8m x 3.7m)

UPVC double glazed window to the front elevation. Satellite point. Radiator.

Bedroom Four

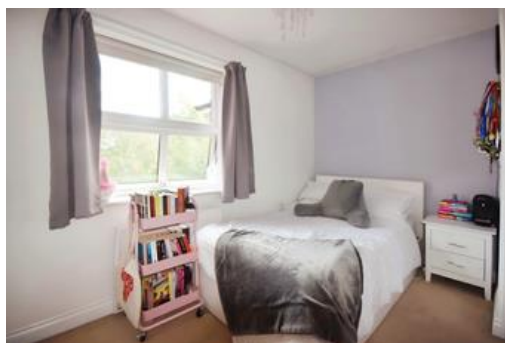
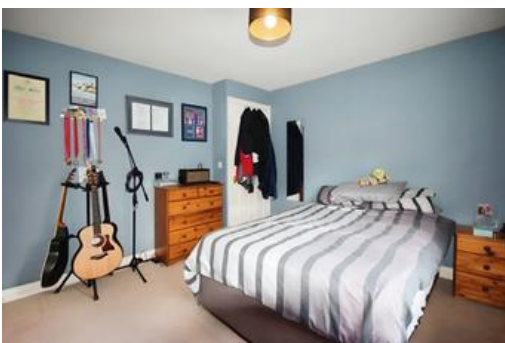
9'0" x 11'1" (2.8m x 3.4m)

UPVC double glazed window to the rear elevation. Telephone point. Radiator.

Family Bathroom

7'0" x 13'0" (2.1m x 4m)

UPVC double glazed windows to the front elevation with blinds. The spacious family bathroom is made up of a four piece suite comprising of a panelled bath with mains shower attachment, single shower cubicle with mains shower, close coupled dual flush WC and pedestal wash hand basin with stainless steel mixer tap. Wood effect vinyl flooring. Extractor and electric shaver point. Radiator.





Outside

To the front of the property is a lawned garden area with a footpath leading to the front entrance door covered by a porch. Low level mature, well maintained hedging to the perimeters.

To the side of the property is a block paved driveway leading to the detached double garage providing ample off road parking for several vehicles. Timber garden gate opens from the driveway to the rear garden.

The private, enclosed rear garden is predominately laid to lawn with a large paved patio area perfect for al fresco dining in the summer months. Several mature trees and shrubs are scattered to the perimeters of the garden. High level timber fencing makes up the boundaries providing a high degree of privacy and security.

Double Garage

18'1" x 19'1" (5.5m x 5.8m)

The large detached brick built double garage can be accessed via two up and over garage doors to the front and benefits from several lights and power points as well as storage to the eaves.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of C.

<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on

how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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