



CROFTS ESTATE AGENTS

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



Legbourne Road

Louth
LN11 8ER

Offers in the Region of
£399,950

Located within easy access to the centre of the market town of Louth, we are delighted to be able to offer to the market this well proportioned double fronted FOUR bedroom detached family which is set upon this larger than average plot than normally found upon this popular and sought after development. In this agent's opinion this is one of the best examples of this type of property to come to the market and early viewing is highly advised on what will be a most desirable property. This lovely double fronted family home is beautifully presented and enjoys the standards expected such as double glazing and gas central heating. The accommodation briefly comprises entrance hallway, cloakroom, family room, living room, sitting or dining room, office/playroom, kitchen / diner, utility and conservatory to the ground floor. To the first floor there is a galleried landing, main bedroom with En suite, three further double bedrooms with a Jack and Jill Bathroom servicing the second and fourth bedrooms and finally a family Bathroom. Double detached garage to the rear. Larger than average rear garden enjoying a good degree of privacy and ideal for the family market and for those that like to entertain from home.

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Entrance Hallway

Offering composite entry door to the front elevation with two adjoining glazed panels. Neutrally decorated and with coving to the ceiling. Laminate flooring. Staircase leading to the first floor with useful understairs storage. Central heating radiator.

Cloakroom

3' 2" x 5' 11" (0.972m x 1.806m)

uPVC double glazed window to the side elevation and fitted with a pedestal wash hand basin and a low level w.c. Central heating radiator.

Living Room

12' 1" x 16' 8" (3.687m x 5.068m)

With two uPVC double glazed windows to the front elevation and double doors leading through to the dining room. Coving to the ceiling. Central heating radiator. Living flame gas fire with surround.

Sitting Room

9' 9" x 9' 2" (2.961m x 2.785m)

Offering uPVC double glazed French doors to the rear elevation with two adjoining glazed panels. Central heating radiator.

Family/Play Room

9' 10" min x 12' 2" (2.993m x 3.712m)

Two uPVC double glazed windows to the front elevation. Laminate flooring. Central heating radiator. Fitted shelving/display unit.

Office

6' 9" x 8' 9" (2.066m x 2.658m)

uPVC double glazed window to the side elevation. Laminate flooring. Central heating radiator.

Kitchen Area

With uPVC double glazed window to the rear elevation, the kitchen offers a good complement of fitted wall and base units with contrasting work surfacing over incorporating a one and a half sink and drainer. Integrated double oven and four ring gas hob with extractor. Integrated dishwasher. Down lighting to the ceiling. The kitchen opens into the dining area.

Dining Area

With tiled flooring and having uPVC double glazed French doors leading into the conservatory. Central heating radiator.

Conservatory

11' 1" x 13' 4" (3.380m x 4.075m) max

With tiled flooring and having uPVC double glazed French doors leading out to the garden.

Utility

5' 9" x 8' 9" (1.747m x 2.663m)

uPVC double glazed window to the side elevation and composite door to the rear. Base units with roll edged work surfacing over with inset circular stainless steel sink. Splashback tiling. Plumbing for an automatic washing machine.

First Floor Landing

uPVC double glazed window with window seat to the front elevation. Central heating radiator. Airing cupboard with Worcester gas boiler.

Bedroom One

15' 7" into wardrobe x 9' 2" (4.747m x 2.784m)
uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobe. Door to ensuite.

Ensuite

6' 11" x 5' 10" (2.109m x 1.78m)
uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and shower cubicle. Tiling to the walls. Chrome effect central heating radiator.

Bedroom Two

12' 7" x 12' 4" (3.836m x 3.756m)
Offering two uPVC double glazed windows to the front elevation. Central heating radiator. Built in wardrobes. Door to Jack n Jill ensuite.

Jack n Jill Ensuite

5' 0" x 7' 7" (1.525m x 2.300m)
Servicing bedrooms two and four and fitted with a pedestal wash hand basin, close coupled w.c and a shower cubicle. Tiling to the walls. Chrome effect central heating towel radiator.

Bedroom Three

10' 11" x 12' 4" (3.333m x 3.768m)
uPVC double glazed windows to the front elevation. Central heating radiator. Built in wardrobe.

Bedroom Four

8' 7" x 8' 5" (2.628m x 2.565m)
uPVC double glazed window to the rear elevation. Central heating radiator. Door to the Jack and Jill ensuite.

Family Bathroom

6' 11" x 6' 10" (2.115m x 2.085m)
Equipped with a panelled bath with shower fitment, pedestal wash hand basin and close coupled w.c. uPVC double glazed window to the rear elevation. Tiling to the walls. Fitted extractor. Chrome effect central heating radiator.



Outside

Set upon this larger than average plot, viewing is essential to enjoy the gardens the property has to offer. To the front there is a small front garden screened from the front by established shrubs and trees. Double detached garage with off road parking for two cars to the rear and accessed from the side aspect. One of the main features has to be that of the rear garden which offers two patio areas catching the majority of the days sun and with the rear patio catching the afternoon and evening sun. Large expanse of lawn with the rear garden enjoying a great degree of privacy and being ideal for those with younger members in the family due to its secure environment due to a walled and fenced perimeter.

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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

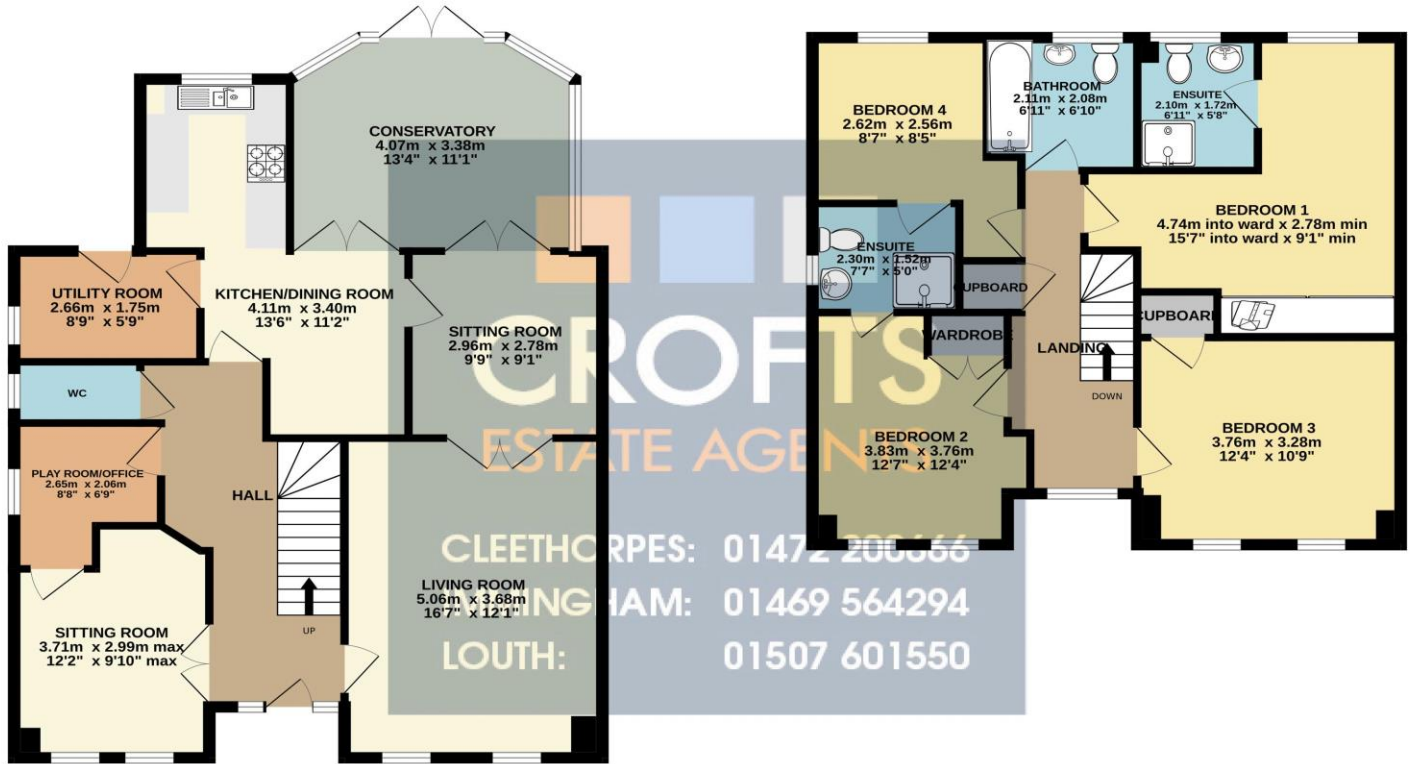
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



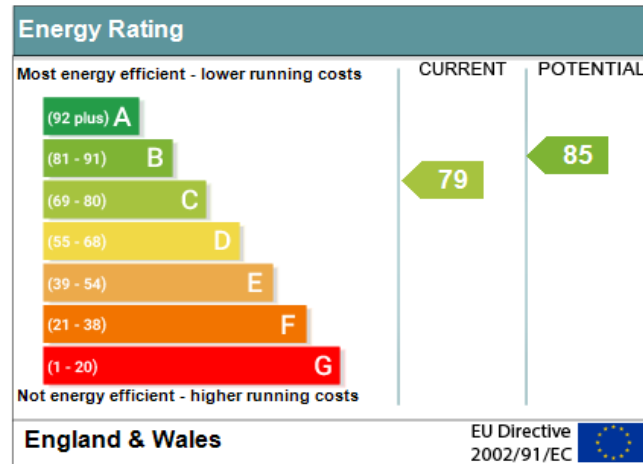
GROUND FLOOR
84.3 sq.m. (907 sq.ft.) approx.

1ST FLOOR
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA : 149.6 sq.m. (1610 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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