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



Gatehouse Mill Lane Legbourne LN11 8LT

**Offers in the Region
Of £420,000**

This beautifully presented detached cottage is found within a lovely private position within the sought after village of Legbourne. Set within large mature private gardens, we understand the property originally dates back to 1834, with the present owner having significantly upgraded and extended the living accommodation over the last 34 years of occupation, resulting in a deceptively spacious home which retains charm and character, making internal viewings essential. The flexible living accommodation is comprised of: Lounge, dining room, fitted kitchen, sitting room, snug/ sun room, shower room, utility room, first floor landing, large main bedroom, two further double bedrooms and family bathroom suite. Outside, the property, stands in beautiful private gardens and is accessed via gates to a gravelled driveway, there are storage sheds, a lovely patio area overlooking the large lawned garden and established mature trees and borders.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance

Entrance door opens into fitted kitchen

Fitted Kitchen

10' 10" x 9' 10" (3.3m x 2.99m)

uPVC window to rear. Ceiling beam. Range of modern fitted units incorporating ceramic 1.5 sink bowl unit with draining board and mixer tap. Connections for cooker, with overhead extractor, tiled ceramic splashbacks, tiled floor. Radiator. Door to side leading into sitting room

Sitting Room

13' 5" x 10' 8" (4.081m x 3.251m)

uPVC window to side, feature brick fireplace housing cast iron log burner on tiled hearth. Stairs leading to first floor landing. Door to rear leads into dining room, door to side leads to stairs descending into sun room. Solid flooring, wooden ceiling beams

Dining Room

12' 3" x 12' 2" (3.727m x 3.7m)

Dual aspect uPVC windows to front and side, radiator, picture rail and coving to ceiling. Open archway leads into lounge

Lounge

20' 0" x 11' 2" (6.097m x 3.414m)

Steps leading down from the dining room, with three uPVC windows to side, uPVC french doors to rear garden, radiator, traditional fire surround housing feature fireplace with living flame gas fire. Picture rail, coving to ceiling

Sun room/ snug

13' 11" x 13' 1" (4.238m x 3.983m)

Sliding uPVC doors to rear lead into the rear garden. Stairs leading down from the sitting room, velux window to rear, tiled floor, doors to side lead into shower room and utility room

Shower-Room

8' 1" x 4' 10" (2.472m x 1.473m)

uPVC window to side, walk in corner shower cubicle, close coupled w/c, vanity cupboard mounted pedestal wash basin, tiled flooring, tiled walls

Utility room

4' 9" x 6' 7" (1.454m x 2.00m)

uPVC window to side, tiled flooring, wall mounted boiler, space for appliances and plumbing for a washing machine

First Floor Landing

Providing access to all three bedrooms and family bathroom suite

Bedroom 1

11' 2" x 23' 7" (3.410m x 7.195m)

A superb sized main bedroom with potential to be adapted to create an en suite or dressing room area. Having uPVC window to rear and two uPVC windows to either side, radiator, ornate ceiling beam

Bedroom 2

11' 2" x 12' 9" (3.402m x 3.882m)

Superb dual aspect double bedroom with uPVC window to side and rear, radiator

Bedroom 3

8' 8" x 11' 6" (2.638m x 3.507m)

uPVC window to rear, radiator

Family Bathroom

11' 5" x 5' 7" (3.470m x 1.707m)

Velux window to side, panelled bath, pedestal wash basin, low flush w/c, radiator. Partially tiled walls

Outside

The property occupies a nice corner plot with secure gated access leading to a driveway providing parking for several cars. This leads to a lovely raised patio area which overlooks a beautifully maintained and private mature rear garden, enclosed to all sides by large trees and established borders. There is a small stream which skirts the boundary to one side and a "secret" garden area, which lies behind the mature foliage.



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 D: 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
77.3 sq.m. (832 sq.ft.) approx.

1ST FLOOR
55.7 sq.m. (600 sq.ft.) approx.

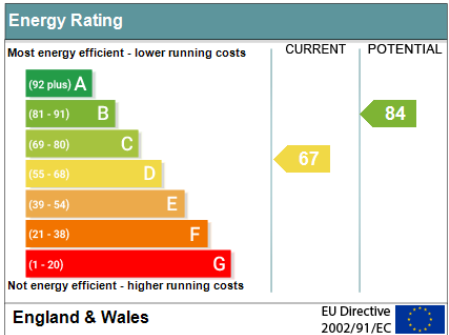


TOTAL FLOOR AREA: 133.0 sq.m. (1432 sq.ft.) approx.

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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Address: Gatehouse, Mill Lane, Legbourne, LOUTH, LN11 8LT
RRN:



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