



# CROFTS ESTATE AGENTS

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



60 Legbourne Road  
Louth  
LN11 8ER

Offers in the Region Of £269,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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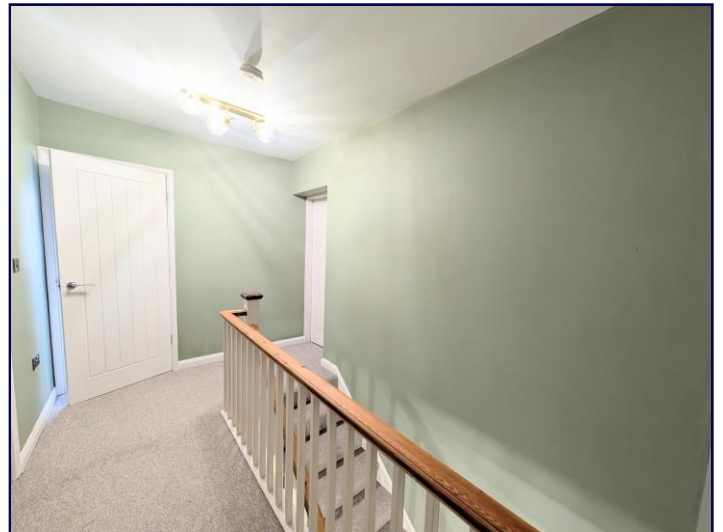
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### Property Description

This beautifully presented semi-detached family home is located on the ever-popular Legbourne Road in Louth and offers spacious, modern living throughout, ideal for growing families. The ground floor has been thoughtfully reconfigured to maximise space, with part of the garage converted to create a practical utility room and ground floor WC, while the remaining section of the garage provides excellent storage. The accommodation comprises a welcoming lounge, separate dining room and a stylish, modern kitchen, all finished to a high standard and designed for comfortable everyday living and entertaining. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. The modern finish continues upstairs, with tasteful décor and quality fittings throughout. Externally, the property benefits from attractive gardens to both the front and rear. The front offers ample off-road parking, while the rear garden is a true highlight, featuring a well-stocked ornamental pond and an insulated summer house, perfect for use as a home office, hobby room or relaxing retreat. An excellent opportunity to purchase a spacious and well-appointed home in a desirable Louth location.

### Entrance Hall

Entering through the porch reveals a radiator and laminate flooring. There is also access to the under stairs cupboard.

### Lounge

12' 4" x 11' 11" (3.76m x 3.63m)

The lounge has a bay window to the front elevation, a radiator and laminate flooring. There is also cozy multi fuel burner.

### Dining Room

12' 3" x 11' 1" (3.74m x 3.39m)

The dining room has French doors with a window either side to the rear elevation, a radiator and laminate flooring.

### Kitchen

8' 10" x 14' 10" (2.70m x 4.51m)

The kitchen has two windows to the rear elevation and laminate flooring. There is also a superb modern fitted kitchen with plenty of storage and counter space along with a sink and drainer, an electric oven and gas hob.

### WC

4' 6" x 3' 8" (1.36m x 1.13m)

The WC has a heated towel rail, tiled floor, a WC and a basin.

### Utility room

4' 6" x 6' 7" (1.38m x 2.01m)

The utility room has plumbing for a washing machine and a tiled floor.

## First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

19' 4" x 6' 9" (5.89m x 2.07m)

Bedroom one has dual aspect windows to the front and side elevation, two radiators and a carpeted floor.

### En-suite

5' 3" x 6' 9" (1.60m x 2.07m)

The en-suite has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, vanity basin and a shower cubicle.

### Bedroom Two

12' 4" x 11' 3" (3.76m x 3.42m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

12' 4" x 11' 1" (3.76m x 3.39m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Four

7' 8" x 7' 1" (2.33m x 2.16m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

5' 6" x 7' 1" (1.68m x 2.15m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

### Garage

With double doors to the front, the garage is a good place for storage with part of utilised for the utility room.

### Outside

With a spacious frontage with a lawn and ample space for off road parking and even space for a caravan if required. The rear garden has a further lawn, established shrubs and a decked area ideal for alfresco dining. There is also a stocked pond and an insulated summer house with electrics ideal for many different uses.





**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.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.*



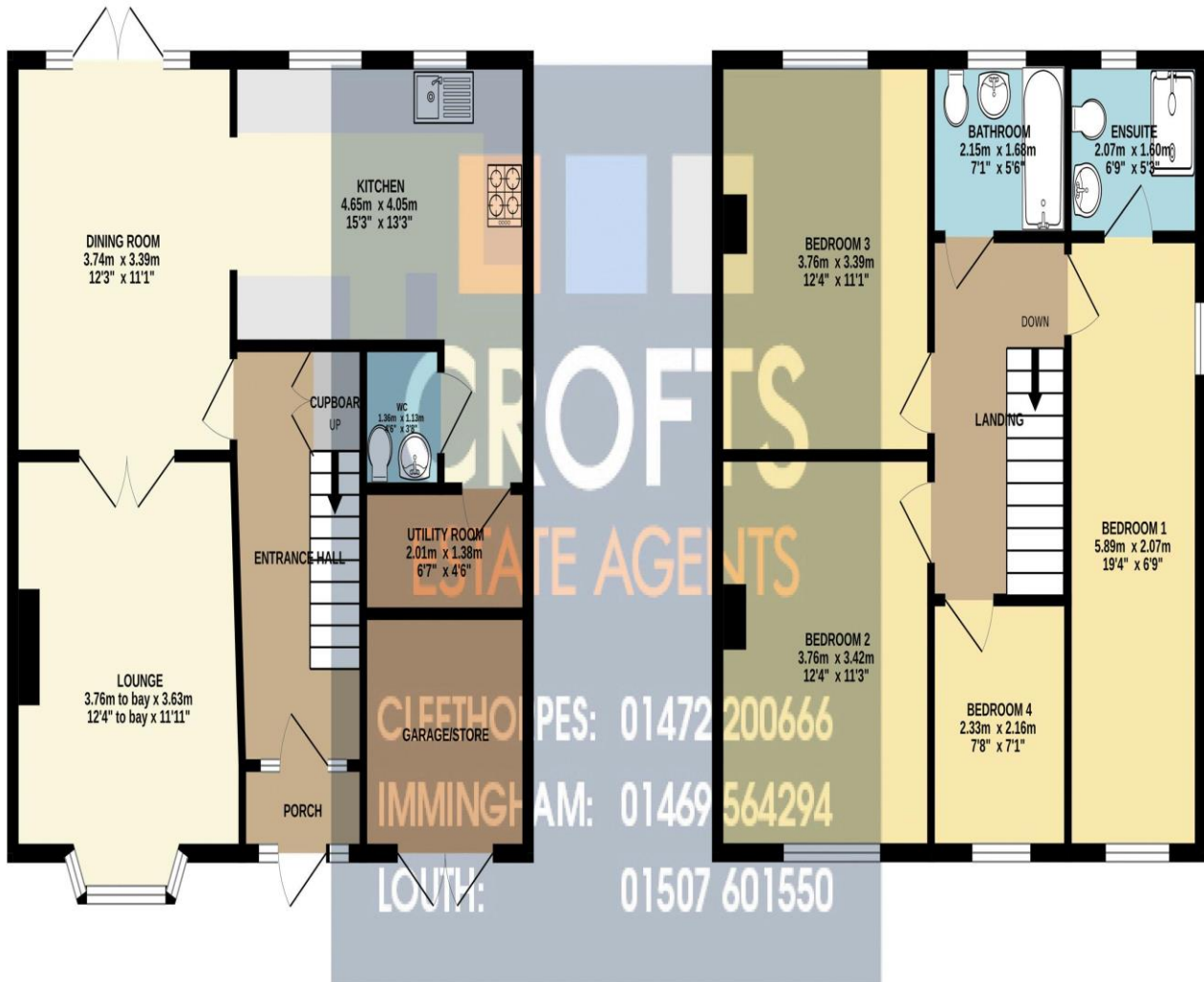
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
61.3 sq.m. (660 sq.ft.) approx.

1ST FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA: 118.1 sq.m. (1271 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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