



# CHOICE PROPERTIES

*Estate Agents*

2 Househams Lane,  
Legbourne, LN11 8LG

Price £475,000



Located in the sought after village of Legbourne and ideally placed for the charming and bustling market town of Louth, Choice Properties are delighted to offer for sale this most attractive and spacious detached four bedroom (one en suite) family home. Featuring two Reception Rooms, Snug and Conservatory together with a Double Garage and beautiful private gardens we highly recommend viewing this stunning home.

With the benefit of Gas Central Heating and UPVC Double Glazing and offering generously proportioned rooms throughout and a versatile layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Entrance Hall**

10'1" x 9'9"

Spacious entrance hallway, staircase to the first floor, under stairs storage, telephone point.

### **Reception Room**

20'3" x 12'2"

Dual aspect windows to the front aspect creating a light and airy atmosphere, electric feature fire set into surround with wooden mantle, TV Aerial point, French double opening patio doors leading into:-

### **Conservatory**

13'5" x 10'11"

Pitched roof, triple aspect windows, electric heating, tiled flooring, French double opening doors leading into the attractive rear garden.

### **Kitchen/Dining room**

13'5" x 14'11"

Fitted with a modern range of wall and base units with worktops over and featured under cupboard lighting, one and a half bowl ceramic sink unit with drainer and stainless steel mixer taps, integral cooker with four ring gas hob and featured extractor over, space for free standing fridge/freezer and undercounter freezer, plumbing for a dishwasher, wall mounted fuse box, party tiled walls, ample space for a dining table, pedestrian door to the rear aspect leading into the garden.

### **Utility Room**

6'6" x 5'8"

Plumbing for a washing machine, space for a tumble dryer, partly tiled walls, extractor fan.

### **Snug**

9'10" x 10'10"

Window overlooking a view of the garden.

### **Office**

6'6" x 6'5"

Ideal office space, telephone point.

### **Bedroom 1**

13'11" x 14'6"

Spacious master bedroom, dual aspect windows, door to:-

### **En-suite Shower Room**

6'0" x 6'4"

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., part tiled part mermaid boarding to the walls.

### **Bedroom 2**

10'1" x 12'0"

Spacious double bedroom with window overlooking the garden.

### **Bedroom 3**

10'1" x 12'0"

Spacious double bedroom with window overlooking the garden.

## **Bedroom 4**

9'10" x 12'0"

Spacious double bedroom, window to the front aspect.

## **Bathroom**

6'0" x 7'10"

Fitted with an impressive four piece suite comprising panelled bath with mixer taps and mains shower over, corner shower with mains shower over, wash hand basin with mixer taps set into vanity unit, dual flush w.c., heated towel rail.

## **W.c.**

6'6" x 3'3"

Fitted with a two piece suite comprising wash hand basin with single taps set into vanity unit, dual flush w.c., partly tiled walls, wall mounted alarm system.

## **Driveway**

Paved driveway providing off road parking for multiple vehicles.

## **Garage**

19'02" x 19'00"

Spacious double garage with u and over doors, power and lighting.

## **Garden**

To the rear of the property you will find the most attractive and well tended garden which is privately enclosed with hedging and fencing to the boundaries. The garden is adorned with an abundance of plants, trees and shrubbery throughout. There are also secluded seating areas which are ideal for relaxing in the sun or dining alfresco. To the side of the property is a timber gate which leads you to the garage and front of the property. There is also an extra strip of land behind the right hand fence which belongs to number 2 which could be incorporated into the garden if required.

## **Council Tax**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

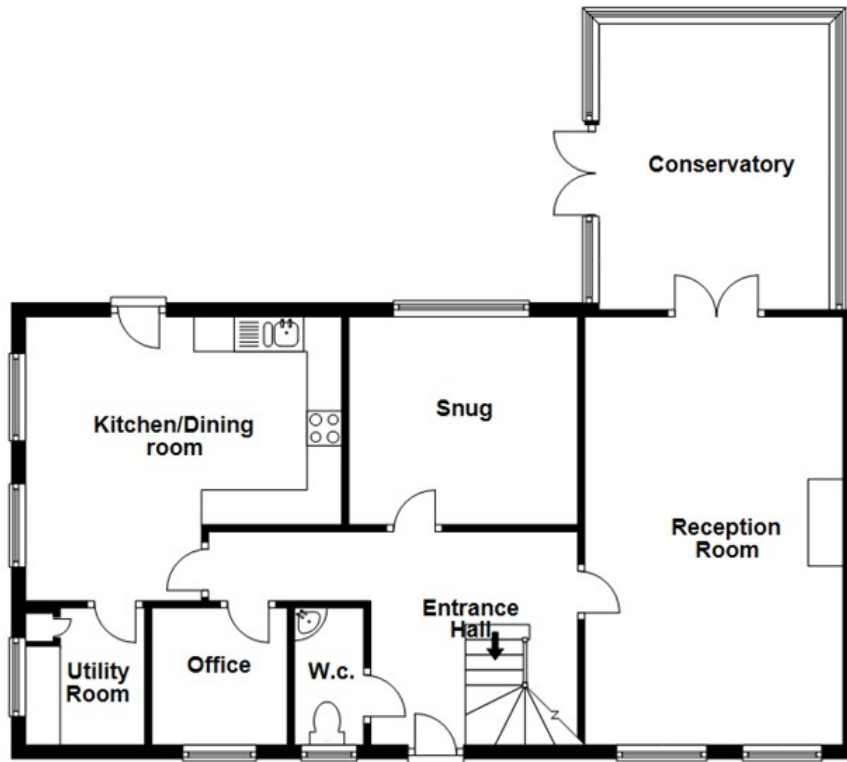
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

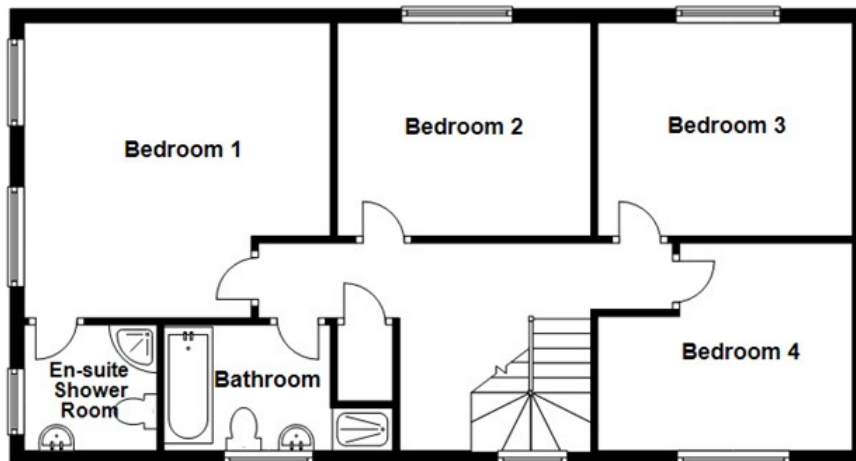




**Ground Floor**



**First Floor**





# Directions

As you enter the village of Legbourne, continue on Station road. Then take your first right hand turning onto Househams lane. Number 2 can then be found immediately on your right hand side.

