



# CHOICE PROPERTIES

## *Estate Agents*

Pendleton Station Road,  
Louth, LN11 8LH

Price £315,000



Choice Properties are delighted to offer for sale this expansive and stylish three/four bedrooms semi-detached house, situated in the sought after village of Legbourne. This beautiful home further benefits from two reception rooms, driveway with garage and sits proudly upon an attractive and generously garden to the rear. Early viewing is most highly advised!

Offering generously proportioned rooms throughout and a desirable layout, this beautifully presented and abundantly light accommodation comprises:-

### **Entrance hallway**

5'10" x 12'4"

Enter via uPVC double glazed front entrance door, staircase to the first floor with built in under stairs storage cupboard, telephone point, door to:-

### **Kitchen**

11'1" x 9'9"

Fitted with a modern range of wall and base units with complementary worksurfaces over, one and half bowl porcelain sink unit with stainless steel mixer tap, range cooker point with featured extractor hood over, integral fridge, plumbing for a dishwasher, partly tiled walls, uPVC double glazed window to the front aspect.

### **Utility room/W.c.**

8'6" x 6'7"

Fitted base units, one bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, built in storage cupboards - one housing the wall mounted 'Ideal' combination boiler, tiled splash backs, dual flush w.c., uPVC double glazed window to the side aspect.

### **Reception room**

11'9" x 24'5"

Spacious reception room with dual uPVC double glazed windows to the side aspect, wood burner set into bricked surround with timber mantle,. TV Aerial point, featured archway opening into further reception space which would make an ideal office, uPVC double glazed sliding patio doors leading into the sitting room.

### **Sitting room**

14'1" x 14'3"

Impressive sitting room with two skylight windows creating a light and airy atmosphere throughout, TV Aerial point, inset spot lighting to the ceiling, door to the utility room, French uPVC double glazed patio doors to the rear aspect leading out into the garden.

### **Landing**

5'11" x 13'0"

With loft access (boarded with lighting).

### **Bedroom 1**

10'7" x 10'8"

Double bedroom with uPVC double glazed window.

### **Bedroom 2**

11'2" x 9'4"

Double bedroom with uPVC double glazed window.

### **Bedroom 3**

10'3" x 9'3"

Double bedroom with uPVC double glazed window.

### **Bedroom 4/Dressing room/Office**

11'8" x 7'9"

Ideal dressing room/Office space, uPVC double glazed window, built in wardrobes, built in storage cupboard.

## **Bathroom**

7'11" x 5'5"

Fitted with a modern three piece suite comprising panelled bath with mains waterfall shower over and further shower attachment, wash hand basin and dual flush w.c. set into vanity unit, tiled splash backs, dual uPVC double glazed windows, inset spot lights to the ceiling.

## **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

18'5" x 8'5"

With up and over door, power and lighting.

## **Garden**

To the rear of the property you will find a generously sized garden which is adorned with a variety of established plants, trees and shrubbery throughout. The garden features several seating areas which are ideal for soaking up the sunshine or outdoor dining with guests. There are several timber sheds and a Greenhouse included in the sale. The garden is neatly laid to lawn and has an access to the rear for tree maintenance.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.

LN11 8UP

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 C.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

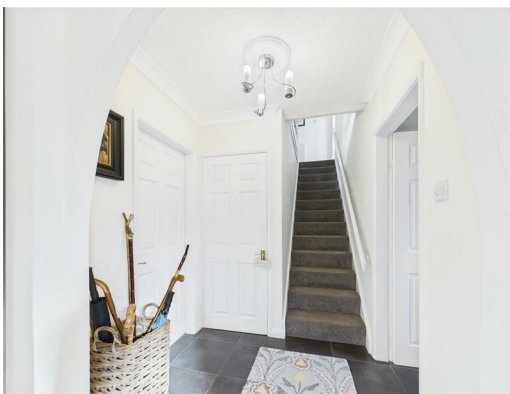
## **Viewing arrangements**

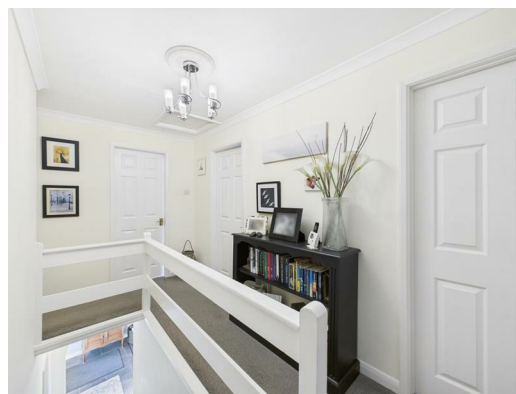
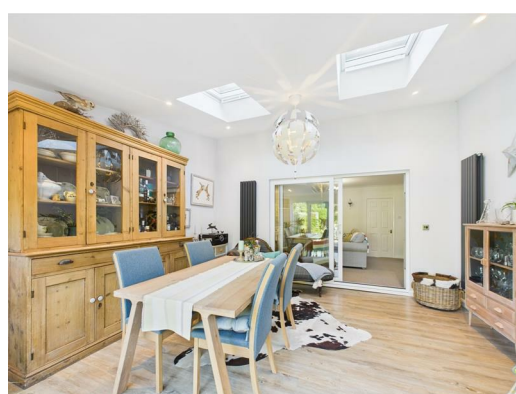
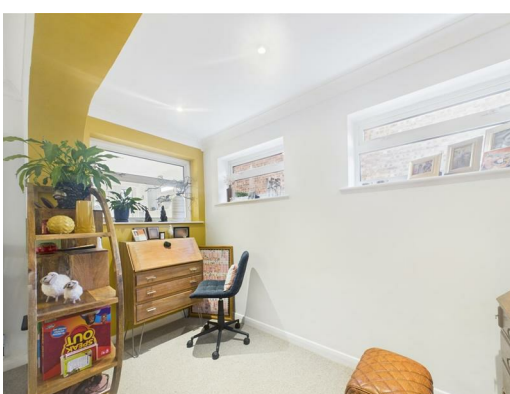
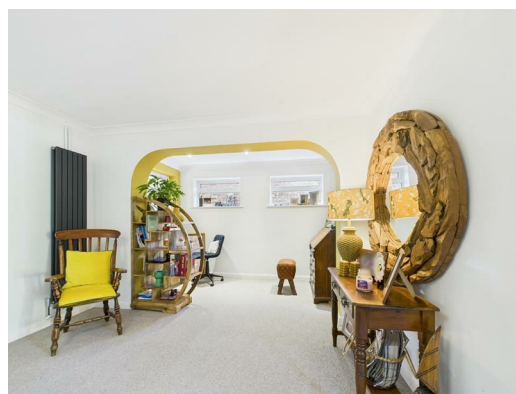
By appointment through Choice Properties on 01507 860033.

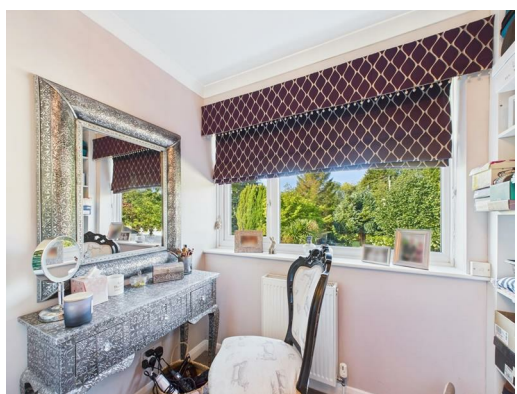
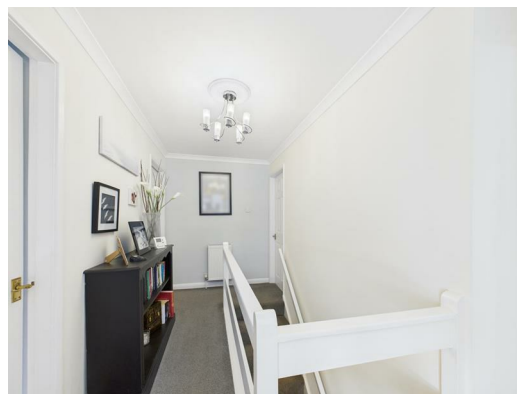
## **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

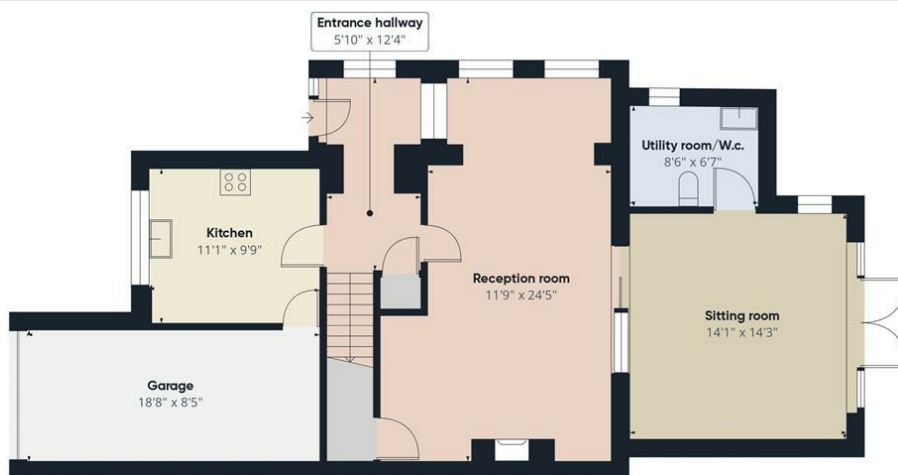




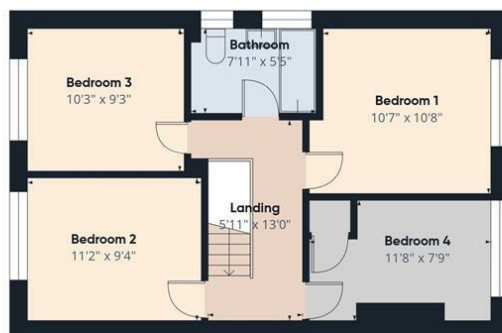








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1464 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From Louth head out of town along Newmarket/Kenwick Road in the direction of Legbourne. As you enter Legbourne and go past the 30 miles per hour sign, Pendleton can be found on your right hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

