



ALFRED SMITH WAY, LEGBOURNE, LOUTH, LN11
GUIDE PRICE £595,000



*****READY TO MOVE IN*****

TES Property is delighted to offer this stylish family home located in the very popular village of Legbourne. This superbly presented six bedroom property is ideally positioned on Alfred Smith Way in an ideal location for all local amenities.

The property stands proudly at the rear of the cul-de-sac and internally this impressive modern property provides ample living accommodation on ground floor level including multiple reception rooms, modern kitchen with utility room, downstairs cloakroom and a gym. To the first floor the main bedroom offers a dressing area with steps up to the main bedroom and doors off to a dressing room and an en-suite bathroom. Four further bedrooms and a family shower room complete the accommodation.

The plot which is south facing offers lawned and pebbled gardens with multiple entertaining areas and storage and seating areas. From first floor level you are provided with extensive uninterrupted views over the popular village Cricket Ground/Playing Fields and further countryside. The property has a wealth of space for parking for multiple vehicles to the front. Book a viewing quickly - it is not to be missed!



Location

Legbourne is a sought-after rural village situated approximately 4 miles from Louth, 16 miles from Grimsby and 28 miles from Lincoln.

It is well serviced with a village store, a public house and a parish church. As well as a well-supported village hall, a highly regarded primary school, a nursery and being on the bus route for both King Edward and Queen Elizabeth Grammar school.

The village is also home to Legbourne Wood which is one of the few remaining ancient woodlands in eastern Lincolnshire.

Entrance Hallway

14'10" x 6'10"

Enter the property via a frosted uPVC front door into a welcoming hallway with grey wood laminate flooring throughout, coving and eight spotlights to the ceiling, radiator and wall mounted ring door bell system.

Sitting Room

19'10" x 11'10"

Bright and airy sitting room with feature fireplace consisting of black tiled hearth, brick back and wooden mantle, coving to the ceiling, uPVC double glazed window to the front and rear with sliding uPVC patio door leading out to rear decked area, neutral carpet, two radiators, fifteen spotlights to the ceiling along with three wall mounted chrome spotlights.

Gym

21'6" x 19'1"

Spacious gym room with wood glazed front doors leading from the sitting room, uPVC French doors to the side garden, uPVC double glazed windows to the side and rear, along with a frosted uPVC door leading onto the raised decking, neutral carpet, two radiators, power sockets in the floor, coving and four spotlights to the ceiling.

Cloakroom / Downstairs W.C

4'7" x 6'1"

Fitted with a two piece suite consisting of W.C and wash hand basin in vanity unit, grey wood laminate flooring, frosted uPVC double glazed window to the rear and two spotlights to the ceiling.

Breakfast Room

8'7" x 10'11"

With neutral carpet, two uPVC double glazed windows to the front, coving to the ceiling and radiator.

Kitchen

10'11" x 10'10"

A stylish light wood kitchen fitted with a range of wall, base and drawer units with marble effect work top over, one and a half bowl stainless steel sink unit with drainer, splashbacks, double oven, gas hob with stainless steel extractor hood above, space for dishwasher and washing machine, uPVC double glazed window to the rear, coving and six spotlights to the ceiling and grey carpet tiled floor.

Utility

10'11" x 10'10"

Fitted with the same light wood wall, base and drawer units as the kitchen with marble effect work top over, stainless steel sink unit with drainer and splashbacks, uPVC double glazed window to the rear, frosted uPVC door to the rear garden, grey carpet tiled floor, coving to the ceiling, space for washing machine, American fridge freezer, loft access hatch and wall mounted 'Worcester' boiler.

Study Area

7'6" x 7'9"

The study area is open plan to the living dining room and is a natural space with computer station. The area has a uPVC double glazed window to the front and wood laminate flooring.

Living Dining Room

18'7" x 10'9"

Spacious multi use living area with uPVC double glazed window to the front, grey wood laminate flooring, two radiators, wood glazed doors to the conservatory, uPVC sliding door to the rear, wall mounted consumer unit and thirteen spotlights to the ceiling.

Conservatory

9'1" x 10'7"

With uPVC double glazed windows to all three walls, with French doors leading out to decked area, two wall lights, grey wood laminate flooring and radiator.

First Floor Landing

With staircase leading up to the first floor landing where there is a uPVC double glazed window to the rear with uninterrupted views of the cricket club and playing fields, grey carpet, coving to the ceiling, loft access hatch, pendant light and six spotlights to the ceiling.

Main Bedroom

11'8" x 18'5"

Spacious master bedroom with radiator, uPVC double glazed window and uPVC French doors to Juliet balcony, coving and nine spotlights to the ceiling.

Dressing Area

8'11" x 7'8"

Leading from the master bedroom the dressing area has a uPVC double glazed window, beige carpet, built in storage cupboards, radiator and coving to the ceiling.

Dressing Room

6'4" x 9'0"

The dressing room has a built in hanging space, grey wood effect flooring, uPVC double glazed window, radiator and four spotlights to the ceiling.

En Suite Bathroom

6'3" x 9'1"

Modern Bathroom fitted with a white four piece suite consisting of W.C, wash hand basin, panelled bath and corner shower, tiled wall and splashbacks, frosted uPVC double glazed window to the front, chrome heated towel rail, extractor and four spotlights to the ceiling.

Bedroom Two

11'11" x 19'3"

Large double bedroom with two uPVC double glazed windows views over looking the impressive rear garden, grey wood effect laminate flooring, radiator and twelve spotlights to the ceiling.

Bedroom Three

10'3" x 19'6" (max)

With two uPVC double glazed windows to the front, dado rail, coving to the ceiling, cream carpet, fan light, radiator and cream vanity unit and two glass shelves.

Bedroom Four

11'6" x 11'10"

With two uPVC double glazed windows, grey wood effect vinyl flooring, coving to the ceiling, radiator and four spotlights to the ceiling.

Bedroom Five

10'7" x 10'11"

With neutral carpet, two uPVC double glazed windows, radiator and coving to the ceiling.

Bedroom Six/Study

8'2" x 6'10"

Single bedroom with neutral carpet, uPVC double glazed window to the front, dado rail, coving to the ceiling, radiator and pendant light.

Shower Room

4'7" x 12'7"

Fitted with a three piece suite consisting of a W.C, wash hand basin in vanity unit with mixer tap and corner shower cubicle. fully tiled walls and floor, chrome electric towel rail, radiator, frosted uPVC double glazed window to the rear and coving to the ceiling.

Gardens

The property is fronted with an impressive block paved driveway which provides off road parking for a number of vehicles. There are two sets of opening gates set within a brick wall and fencing.

The south facing rear gardens are secure with tall fencing and hedging to the boundary with a gateway giving direct access to the neighbouring playing fields behind. There are several seating and patio areas throughout the garden proving the perfect setting for alfresco dining in the summer months. There is an area of decking with some astro grass across the rear of the house with various Pagolas and covered seating areas across the back and around the side of the property. The side garden is pebbled with a gateway to the front of the property where there is a composite shed for storage.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Council Tax Band

East Lindsey Council Tax Band F

Brochure Prepared

December 2023.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

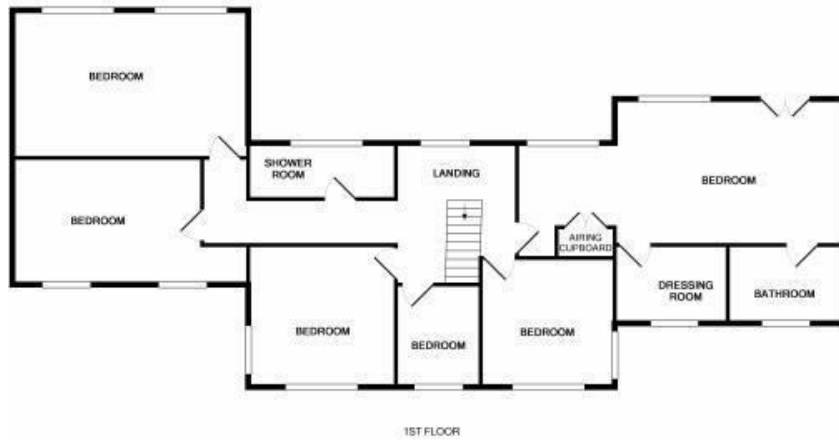
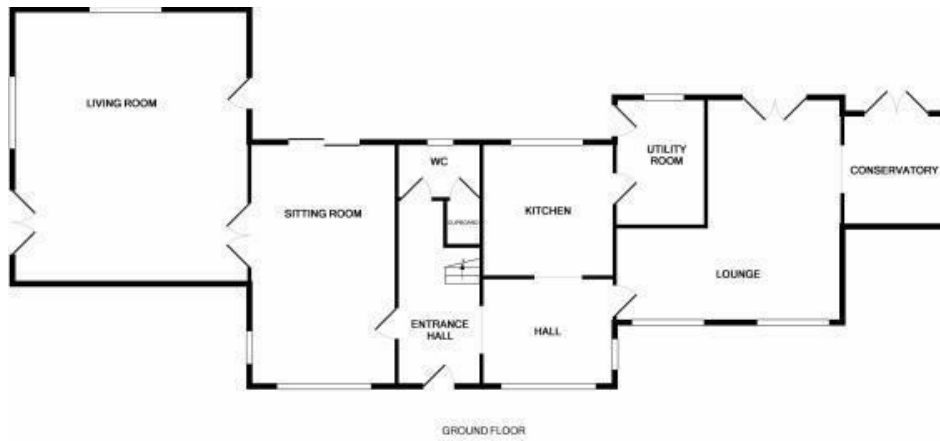
Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm







While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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