



MANOR PARK, LEGBOURNE, LOUTH
ASKING PRICE £450,000



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

It is a pleasure for TES Property to offer for sale this most impressive and expansive four bedroom link detached house located in the sought after village of Legbourne, only 3.7 miles to the popular market town of Louth.

The property offers spacious living throughout, internally benefitting from an entrance hallway, open plan kitchen/ dining/ living space, a further living room, ground floor W.C, spacious first floor landing, three double bedrooms with en-suite off the master, a further single bedroom/ office and bathroom.

The property sits on a generously sized plot with a front and rear gardens with a rainwater harvesting system and drive way which provides off road parking for multiple vehicles.

Viewing is recommended to appreciate all this property has to offer.



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

Enter the property into a welcoming spacious hallway with wooden return staircase leading to the first floor landing with uPVC double glazed window to the front, there is a useful under stair storage cupboard and control panel for the underfloor heating system.

Living Room

18'9" x 11'10"

Beautifully light and airy room with a uPVC double glazed window to the front aspect, patio doors to the rear providing direct access to the rear patio and garden, T.V aerial point and door a into generous under stair store room with programming controls for the underfloor heating.

Kitchen Diner

27'8" x 18'10" (max)

A wonderful open plan entertaining space with kitchen dining and living area, idea for large family gatherings. The kitchen area is fitted with a generous range of wall, base and drawer units with contrasting work tops, one and a half bowl stainless steel sink unit with mixer taps and drainer, cupboard housing the wall mounted 'Logic' gas central heating boiler, five ring 'NEFF' gas hob with stainless steel extractor hood above, integrated 'NEFF' double oven, integrated fridge freezer, integrated dish washer, spotlights to the ceiling, integrated washing machine, programming controls for the underfloor heating, uPVC double glazed window to the front and rear aspect, tiled flooring and patio doors leading out to rear garden.

W.C

7'7" x 3'0"

Fitted with a white wash hand basin and W.C, there is a chrome heated towel rail, tiled splash backs and spotlights to the ceiling.

First Floor Landing

Spacious landing with airing cupboard which houses the hot water cylinder and is fitted with shelving, uPVC double glazed window to the front aspect and loft access hatch.

Bedroom 1

18'10" x 11'4" + 8'0" x 3'9"

A very generous double bedroom with uPVC double glazed windows to the front and rear aspect, two radiators, fitted wardrobes with mirror fronted sliding doors with shelving to the side and door into;

En-suite Shower Room

7'5" x 5'8"

Fitted with a modern three piece suite comprising a shower cubicle with mains fed rain fall shower, and additional shower attachment, wash hand basin with mixer taps and a vanity unit under and a W.C. There is a chrome heated towel rail, recessed spot lights, frosted uPVC double glazed window to the front, partly tiled walls, shaving point and extractor.

Bedroom 2

9'3" x 11'0"

A spacious double bedroom with uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

9'4" x 10'5"

Double bedroom with uPVC double glazed window to the rear and radiator.

Bedroom 4/ Study

9'2" x 10'5"

A multi use room which could be used as an office or a single bedroom with uPVC double glazed window to the front aspect, radiator and telephone point.

Bathroom

9'4" x 5'9"

Fitted with a modern three piece suite comprising a wash hand basin with mixer taps and vanity cupboard under, a panelled bath with shower head over and glass shower screen and a W,C. There is a heated chrome towel rail and tiled splash backs, a uPVC double glazed frosted window to the rear, spotlights to the ceiling, shaving point and extractor.

Outside

The property is fronted with an attractive front garden that is mostly laid to lawn with a range of mature shrubs and plants throughout and a pathway that leads to the front door. There is a block paved driveway which provides off road parking for multiple vehicles along with a single garage with electric up and over door, power and lighting.

There is a spacious rear garden that is secured with wooden fencing to the boundary. The garden features a small pond, planting beds, several patio seating areas, flower borders, two outside taps, a rainwater harvester system, a large potting shed with space for bins behind, areas that are gravelled and barked for ease and maintenance and pathways throughout. There is a door leading into the garage

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.

Brochure Prepared

January 2024.

Council Tax Band

East Lindsey Council Tax Band: E

Opening Hours

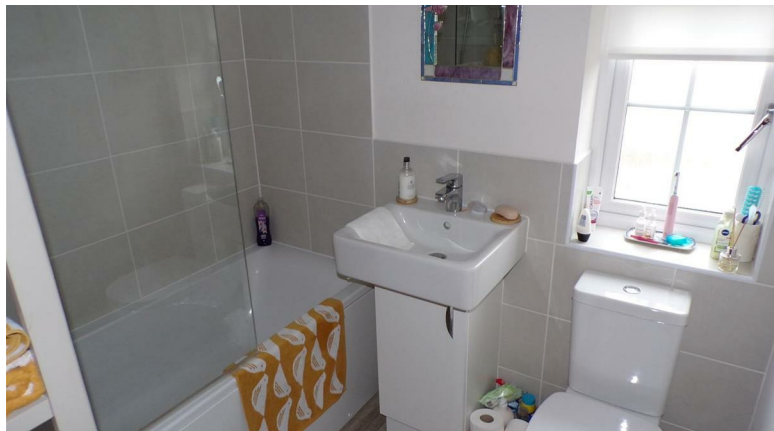
Monday to Friday 9:00am to 5:00pm

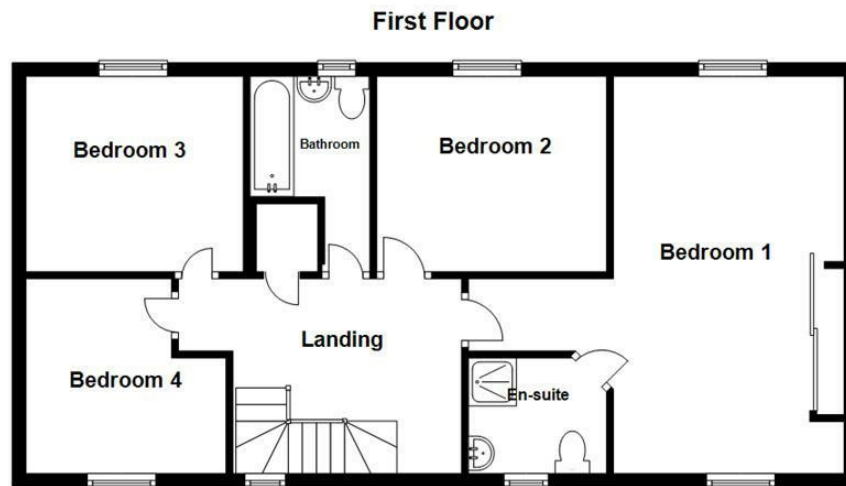
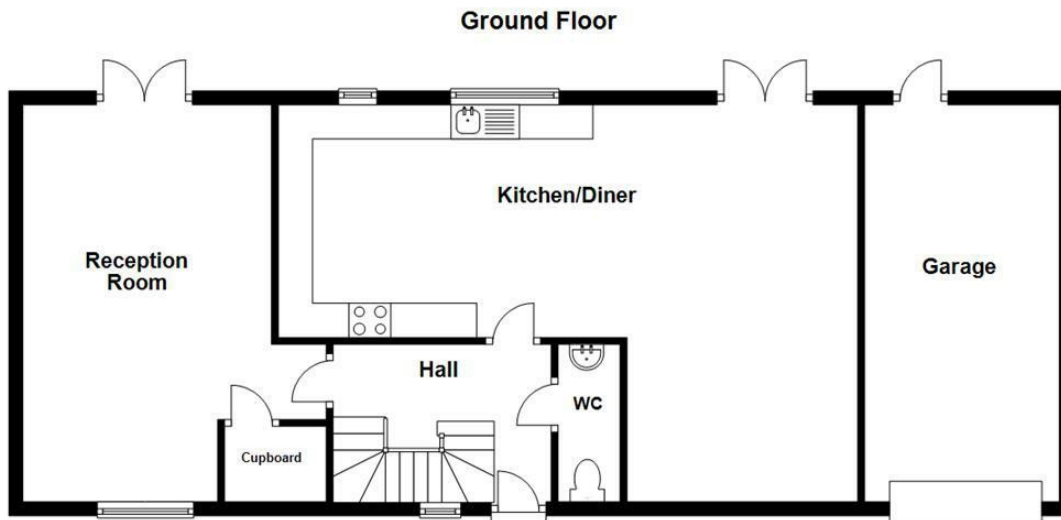
Saturday 9:00am to 1:00pm

Viewings

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







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B	85		(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 ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales



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.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

