



PADDOCK CLOSE, LEGBOURNE, LOUTH, LN11
ASKING PRICE £460,000



It is a pleasure for TES Property to offer for sale this delightful family home located in the popular residential village of Legbourne, only 4 miles from Louth.

This impressive property is move in ready and immaculately presented throughout. It comprises a welcoming entrance hall, utility, downstairs W.C, open plan kitchen diner, separate living room, large master bedroom with en-suite shower room, a further two bedrooms which overlook the open fields to the rear and side and a modern bathroom.

Externally the property features a secure and private rear garden that is mainly laid to lawn and has a spacious patio area. An external door gives access to the garage and there is gated access to the front of the property both sides. the driveway is block paved and provides parking spaces for multiple vehicles.

View now before it is too late!



Location - Legbourne

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 highly regarded primary school, a nursery and a well-supported village hall.

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

Entrance Hall

Enter the property into a welcoming hallway where there is a return staircase leading to the first floor landing with a useful under stair storage cupboard which houses the under floor heating system for the whole of downstairs. There is access to the dining kitchen, utility, W.C, living room and coving to the ceiling.

Utility

5'6" x 6'5"

Fitted with wall and base units with worksurface over, under counter space and plumbing for a washing machine and tumble dryer, tiled splashbacks, uPVC double glazed window to the side, coving to the ceiling and an extractor. There is a cupboard which houses the wall mounted 'Worcester' boiler.

W.C

6'3" x 3'6"

Fitted with a W.C and wash hand basin in vanity unit. There is a uPVC double glazed privacy glass window to the side, tiled splashbacks and coving to the ceiling.

Living Room

17'1" x 12'1"

Spacious living room with a feature fireplace with log burner and wooden mantle, uPVC double glazed windows to the front and side, T.V aerial point and coving to the ceiling.

Open Plan Kitchen Diner

Kitchen

10'4" x 16'11"

An attractive kitchen fitted with a range of wall, base and drawer units with a complimentary wood effect work surface over. The kitchen features an integrated dish washer, fridge, 'CDA' microwave, 'CDA' oven and grill, four ring induction hob with extractor above, 1.5 bowl sink unit with drainer and mixer tap. There is a uPVC double glazed window to the side, coving to the ceiling, partly tiled walls and an opening leading through into the dining room.

Dining Area

10'3" x 12'2"

With uPVC patio doors to the rear overlooking the the garden, wall mounted lighting, T.V aerial point and coving to the ceiling.

First Floor Landing

16'11" x 3'1"

With return staircase leading up onto landing where there is access to all first floor bedrooms and bathroom, uPVC double glazed window to the front, coving to the ceiling, a radiator and access to the fully boarded loft via loft ladder.

Bedroom 1

12'2" x 13'7"

Spacious master bedroom with fitted wardrobes to one wall, T.V aerial point, coving to the ceiling, uPVC double glazed windows to the front and sides, a radiator and a door leading into;

En-suite

5'1" x 5'3"

Modern en-suite fitted with a three piece suite consisting of a W.C, wash hand basin in vanity unit with mixer tap and shower cubicle with waterfall shower head over and sliding glass shower door. There is a uPVC double glazed privacy glass window to the front, extractor fan, heated towel rail, coving the ceiling and the room is fully tiled.

Bedroom 2

11'8" x 12'2"

Bright and spacious double bedroom with uPVC double glazed window to the rear, coving to the ceiling, T.V aerial point and a radiator.

Bedroom 3

12'3" x 16'11" (max)

Bright and airy room with two uPVC double glazed windows to the rear, T.V aerial point, coving to the ceiling and a radiator.

Bathroom

6'5" x 9'8"

Fitted with a modern three piece suite consisting of a panelled bath with shower attachment, W.C and wash hand basin in vanity unit with storage cupboards. The bathroom is fully tiled and features an airing cupboard which houses the hot water cylinder, a uPVC double glazed privacy glass window to the side, coving to the ceiling, heated towel rail and extractor fan.

Outside

Front

The property is fronted with a block paved area which forms the driveway and front garden. There is ample parking spaces in front of the double garage with an additional space for another vehicle round the side. There is gated access down either side of the property which leads to the rear garden and side garden. To the front there is also an outside tap, a power point, lighting and electrics ready for a electric car charging point.

Rear

To the rear of the property there is a patio area which is the perfect place for entertaining and dining in the summer months which overlooks the rest of the garden and has access back into the property. The garden is secure and enclosed with wooden fencing to the boundaries and there is direct access into the garage via a side door. The garden is low maintenance and is mostly laid to lawn with pathways leading down the side of the property and the garage.

Garage

17'10" x 17'11"

Spacious double garage with power, lighting and roller shutter door. There is a staircase leading up to the store/games room above which features four velux windows, spotlights to the ceiling, uPVC double glazed window to the rear, power points and a T.V aerial point.

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.

Brochure Prepared

March 2024.

Council Tax Band

East Lindsey Council Tax Band: E

Viewings

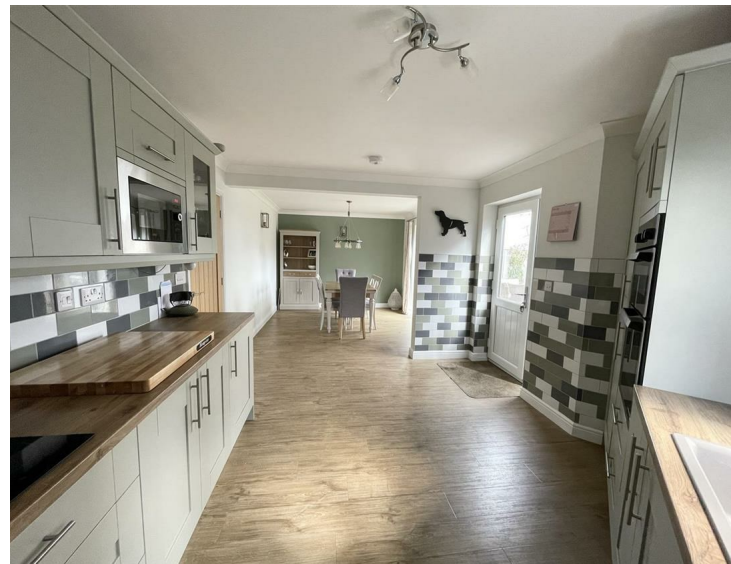
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

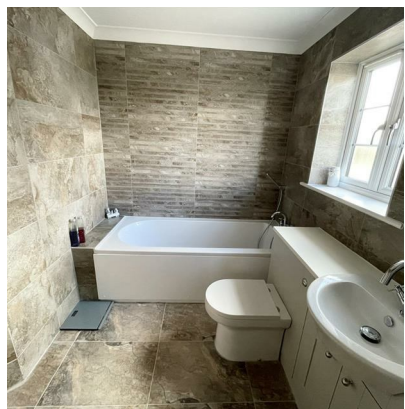
Opening Hours

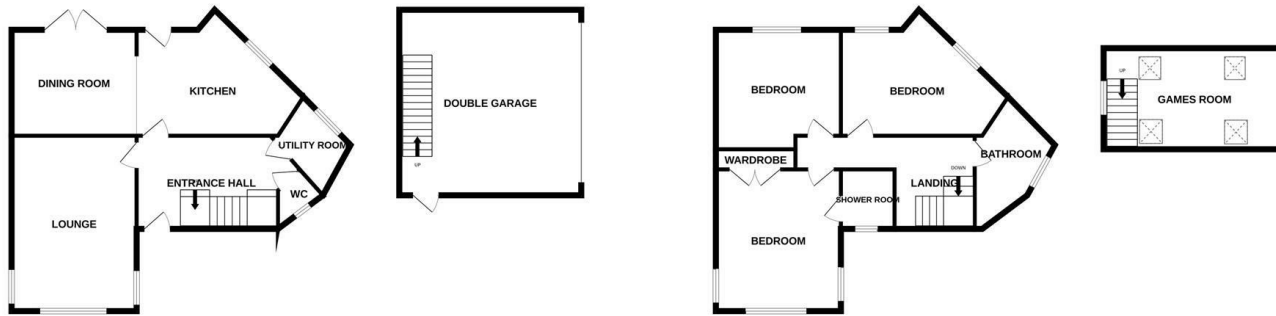
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm









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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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		90	(92 plus) A
(81-91) B	82		(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
			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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