



ALFRED SMITH WAY, LEGBOURNE, LN11
GUIDE PRICE £310,000



TES Property bring to the market this sizeable detached dormer bungalow located in the heart of the popular village of Legbourne, only 3.5 miles to the market town of Louth. This spacious property offers versatile living throughout and features a kitchen, L - shape lounge diner, ground floor shower room and two double bedrooms with potential for other uses such as a dining room and study. The first floor consists of an additional two double bedrooms and a newly fitted bathroom. The property further benefits from a driveway and single garage with low maintenance front and rear gardens.

Internal viewing is a must to truly appreciate the size and all this lovely property has to offer.



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

Welcoming hall with uPVC front door, access to all ground floor rooms, coving and artex to the ceiling, radiator and staircase leading to the first floor landing.

Kitchen

10'1" x 9'4"

Fitted with a range of wall, base and drawer units work worktop over, one bowl stainless steel sink unit with drainer and mixer tap, space for single oven with extractor over and further under counter space for washing machine, dish washer and larder fridge. The floor is tiled, tiled splashbacks, radiator and uPVC double glazed window and door to the side.

Lounge Diner

19'6" (max) x 20'9" (max)

Bright and airy L -shape room with uPVC double glazed windows to the front and side, coving and artex to the ceiling, two radiators, T.V aerial point and consumer unit.

Reception Room / Bedroom 3

14'3" x 9'8"

Double bedroom with uPVC double glazed window to the rear, radiator and coving and artex to the ceiling.

Office / Bedroom 4

10'7" x 11'3"

Double bedroom with uPVC double glazed window to the rear, radiator and coving and artex to the ceiling.

Shower Room

5'6" x 6'4"

Ground floor shower room fitted with a three piece suite consisting of a shower cubicle with folding glass door, W.C and wash hand basin, uPVC double glazed privacy glass window to the side, partly tiled walls, tiled floor and radiator.

First Floor Landing

Access to both first floor bedrooms and bathroom, uPVC double glazed window to the side, loft access hatch, two built in storage cupboards and radiator.

Bedroom 1

11'10" (max) x 20'10" (max)

Sizeable double bedroom with uPVC double glazed window to the front and two radiators.

Bedroom 2

11'3" x 11'10"

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

Bathroom

7'10" x 6'3"

Newly fitted bathroom with a three piece suite consisting of a panelled bath, W.C and wash hand basin with mixer tap, partly tiled walls, lino flooring, uPVC double glazed privacy glass window to the side and radiator.

Outside

The property benefits from low maintenance front and rear gardens that are mainly block paved with areas of gravel. There are a range of mature shrubs and bushes throughout with with fencing to the boundary. A spacious driveway provides ample off road parking for multiple vehicles and leads down to the single garage which has power, lighting, an electric roller door and houses the gas combination boiler. There is an additional outside tap, double power point and lighting.

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.

Tenure

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

Council Tax Band

East Lindsey Council Tax Band D

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



