



STATION ROAD, LEGBOURNE, LOUTH, LN11
ASKING PRICE £565,000



READY TO MOVE IN

‘Birdsong’ Is a charming bespoke property built by the current owners. Located in the popular well serviced village of Legbourne on the outskirts of the market town of Louth. The traditional and stylish property offers generous living accommodation on two floors with a spacious entrance hall, formal sitting room together with a large open plan dining kitchen fitted with traditional high quality fixtures and fittings with double doors into a airy living room having vaulted ceilings with exposed beams and a multi fuel stove and bi fold doors leading onto the garden. The first floor offers four double bedrooms with the principle suite having a walk in dressing room and en suite, and a family bathroom. Outside the fully enclosed gardens are low maintenance with flower borders and a part canopied patio with a path leading to the front of the property offering a sweeping drive with ample off road parking and a detached double garage. A beautiful property in a highly regarded village location viewing is essential to appreciate all this 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 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 Hall

Enter the property through a GRP composite part glazed wood effect door into a welcoming entrance hall with traditional tiled floor with under floor heating and return staircase to the first floor. There are two uPVC double glazed Georgian bar windows with dual aspect and a useful under stair storage cupboard.

Ground Floor W.C

Fitted with a white sink with vanity cupboards under and closed coupled white W.C and tiled flooring with under floor heating.

Family Room

19'06" x 18'05"

A beautiful light room with vaulted ceiling with two Velux windows, exposed oak beams and solid wooden flooring with under floor heating. The focal point is a feature brick built chimney breast wall with mantel and multi fuel stove. there are dual aspect double glazed Georgian bar uPVC windows to the front and side aspect and aluminium bi fold doors providing access to the rear patio and has views over the rear garden. Double solid wooden part glazed doors lead into a magnificent dining kitchen.

Dining Kitchen

15'04 x 34'08"

'The heart of the home' Without a doubt this room is sure to wow anyone, a truly magnificent entertaining space.

Dining Area

The spacious formal dining area with a range of base cupboards with quartz work tops to match the kitchen cupboards with glass display cupboards above. There is under floor heating and a uPVC double glazed Georgian bar window to the front aspect. The dining area opens onto a well appointed kitchen.

Kitchen Area

A cooks dream kitchen! Fitted with a comprehensive range of traditional cream wall and base units with black quartz worktops and tiled splash backs, there is a 1 1/2 bowl sink with chrome mixer taps, integrated dishwasher, double eye level oven and space for an 'American' style fridge freezer plumbed in to the water mains with ice and cold water dispenser. A induction hob with extractor fan above. The work tops form a breakfast bar with seating for three bar stools. There are three Georgian bar double glazed windows and the underfloor heating from the dining area continues into the kitchen. A door leading to the utility room

Utility Room

9'08" x 8'07"

A generous sized utility room fitted with a range of cream shaker style wall units with contrasting work tops and tiled splash backs and a sink with mixer taps, there is plumbing for a washing machine and space for a tumble dryer and a wall mounted central heating boiler. A useful airing cupboard houses the hot water cylinder. The flooring is tiled with under floor heating and there is a GRP composite part glazed door which provides direct access to the rear garden.

Reception Room

21'08" x 13'08"

A formal living room benefitting from under floor heating and fitted with bespoke book shelves with wooden cupboards fitted into the chimney recess, there is a Georgian bar double glazed window to the front aspect and sliding patio doors leading to the rear garden.

Galleried Landing

A lovely light and airy galleried landing with a dormer window with a Georgian bar double glazed window to the front aspect, a traditional radiator, seating area and doors leading to all first floor rooms.

Principle Bedroom Suite

14'00" x 15'11"

The principle bedroom suite is generous in size with a traditional radiator and a uPVC Georgian bar double glazed window to the rear aspect.

Walk in Wardrobe

The walk in wardrobe has recessed spot lights, access to the loft space, clothes rails and shelving.

En-Suite

10'08" x 5'06"

Fitted with a white three piece suite comprising a panelled bath with rain fall shower over and a shower screen. a range of fitted vanity wall and base cupboards with contrasting surfaces and a white wash basin and closed coupled W.C. The walls are partly tiled and there is an extractor fan.

Family Bathroom

7'09" x 9'08"

The family bathroom is fitted with a three piece white suite with a white bath with a rainfall shower head and opaque shower screen and a slate grey bath panel with matching blue vanity cupboards with white surfaces and a white wash basin and closed coupled W.C. The walls are partly tiled and there is a Georgian bar double glazed window, recessed ceiling spot lights and extractor fan.

Bedroom 2

11'08" x 13'09"

With a Georgian bar dormer uPVC double glazed window, recessed spotlights and a traditional style radiator.

Bedroom 3

15'04" x 10'00"

With a Georgian bar dormer double glazed window to the front aspect, recessed spotlights and traditional radiator.

Bedroom 4

10'00" x 10'02"

Having a Georgian bar dormer double glazed window to the front aspect, traditional radiator and fitted wardrobes to one wall.

Outside

The property is sitting on a wrap around plot with ample off road parking and fully enclose rear garden.

Front Garden

The driveway offers ample off road parking for a number of vehicles leading to the detached double garage. The boundaries are defined by a fence with mature hedges and flower borders.

Garage

A spacious detached brick built double garage with electric roller door with pedestrian side uPVC door, power and lighting.

Rear Garden

The rear garden is fully enclosed and is mainly laid to lawn with a paved patio, covered porch area and a wooden pedestrian gate providing access to the front of the property onto the drive.

To the rear of the property there is a log store / garden shelter with access to both the front and the rear of the property.

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

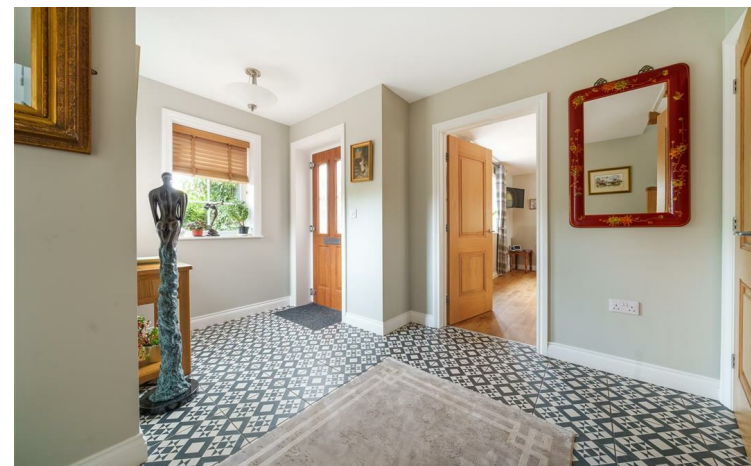
East Lindsey Council Tax Band: F

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





Station Road, Legbourne, Louth, LN11

Approximate Area = 2592 sq ft / 240.8 sq m
 Garage = 378 sq ft / 35.1 sq m
 Total = 2970 sq ft / 275.9 sq m
 For identification only - Not to scale



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	85	89
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.

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

