



West Winds Station Road, Legbourne, Louth, LN11 8LH

Asking Price £250,000

TES Property bring to the market this semi detached house situated in the desirable village of Legbourne, only 4.2 miles to the market town of Louth and just a short distance to the popular Royal Oak Inn 'The Splash' located in the neighbouring village of Little Cawthorpe. Benefitting from **LARGER THAN AVERAGE GARDENS**, off road parking and a garage and internally comprises an open plan kitchen, lounge diner with conservatory, office, ground floor W.C, three bedrooms and a shower room.

Viewing is highly recommended!

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 via a uPVC front door with privacy glass window into the hall where there is coving to the ceiling, a smoke alarm, staircase to the first floor landing and doors into the office and living area.

Office 10'10" x 9'11" (3.314m x 3.024m)



Versatile room which is currently being used as an office but could make a cosy snug or dining room, there is a uPVC double glazed window to the front, coving to the ceiling, smoke alarm, a radiator and TV aerial point.

Open Plan Kitchen Dining Living Area 25'6" x 15'1" + 10'8" x 6'2" (7.778m x 4.616m + 3.267m x 1.905m)

Kitchen Area 13'9" x 11'4" (4.204m x 3.472m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, an integrated oven, 4 ring gas hob, space for fridge freezer and space for washing machine. Dual aspect uPVC double glazed window to rear and side, wall mounted boiler and space for a dining table. A door leads into the rear entrance.

Living Area 11'6" x 22'5" (3.530m x 6.843m)



Feature fireplace with brick surround, tiled hearth and wooden mantle, coving to the ceiling, a radiator, smoke alarm and under stair storage cupboard. A sliding door leads into the conservatory.

Conservatory 12'10" x 15'0" (3.921m x 4.576m)



Sizeable room with dwarf brick wall with uPVC double glazed windows to exterior walls with patio doors to outside, ceiling fan, radiator and wall lighting.

Rear Entrance 2'10" x 7'5" (0.878m x 2.286m)

With uPVC door to side and doors into w.c. and store/pantry.

W.C 3'4" x 3'6" (1.026m x 1.091m)

With w.c and corner wash hand basin with tiled walls, uPVC double glazed privacy glass window to the rear and coving to the ceiling.

Store/ Pantry 3'5" x 3'7" (1.066m x 1.103m)

With uPVC double glazed privacy glass window to the rear and fitted shelving.

First Floor Landing



With access to all first floor rooms, loft access hatch, radiator, coving to the ceiling, smoke alarm and a storage cupboard with shelving.

Bedroom 1 18'11" x 11'11" (5.779m x 3.645m)



With 2 x uPVC double glazed window to the rear, 2 x radiators, coving to the ceiling, smoke alarm and built in storage cupboards.

Bedroom 2 8'6" x 10'11" (2.605m x 3.352m)



With uPVC double glazed window to the front, a radiator, coving to the ceiling and built in wardrobes.

Bedroom 3 10'11" x 8'4" (3.35m x 2.55m)



With uPVC double glazed window to the front, coving to the ceiling, a radiator, built in wardrobe and a smoke alarm.

Shower Room 7'1" x 5'5" (2.173m x 1.659m)



Fitted with a three piece suite consisting of a walk in shower with glass screen, a w/c and wash hand basin with mixer tap and cupboard below, the room is fully tiled with a uPVC double glazed privacy glass window to the side, extractor, heater, heated towel rail and coving to the ceiling.

Outside



The property is fronted with a block paved driveway which provides off road parking for multiple vehicles and leads to the integral garage, a gateway provides access to the rear garden.

A block paved pathway leads down the side of the property and onto a spacious patio area which overlooks the garden providing ample space to sit and relax. The majority of the garden is laid to lawn with fencing and mature hedges to the boundary and a range of mature shrubs, trees and plants throughout. As you head down the garden there is a timber shed, raised flower bed and potting shed. Continuing down to a large area laid to lawn, surrounded by mature trees and shrubbery creating privacy throughout. There is a concrete base for a shed, a greenhouse and additional shed.



Agent Notes

We have been advised by the vendor that there is a right of way access to the rear of the garden for the neighbouring properties.

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.

Brochure Prepared

June 2025.

Viewings

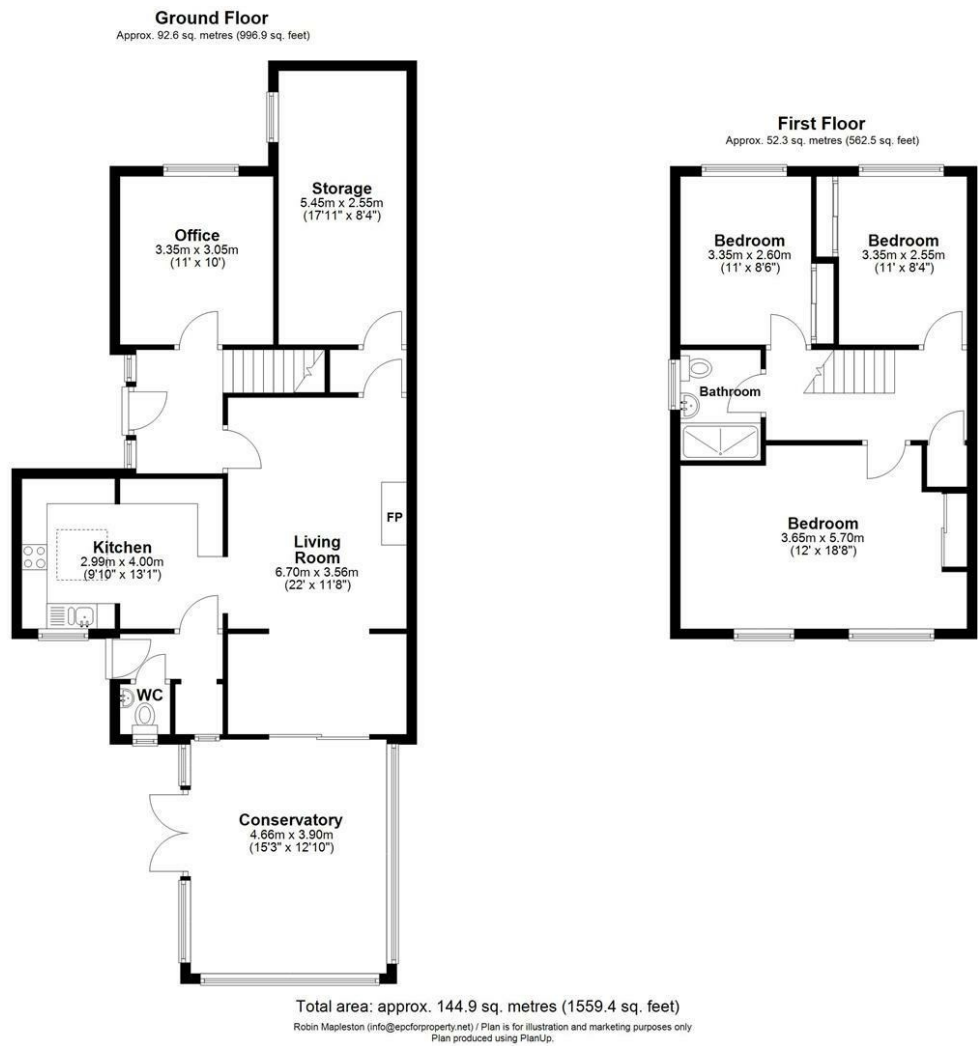
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

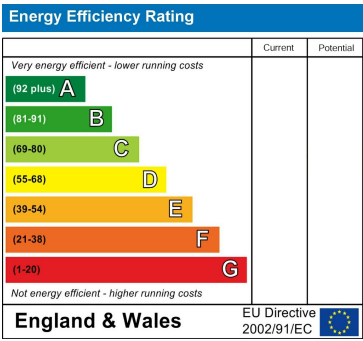
Floor Plan



Area Map



Energy Efficiency Graph



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.