

Buy. Sell. Rent. Let.



Househam Lane, Legbourne

 4  3  3

When it comes to
property it must be

 **lovelle**



£399,950 O.I.R.O



New to the market is this immaculately presented four bedroom detached family home situated in the popular residential village of Legbourne.

Key Features

- Popular Residential Village Location
- Immaculately Presented
- Four Bedroom Detached Family Home
- Spacious Lounge
- Kitchen Diner Through To Sun Room
- Office / Snug
- EPC rating B
- Family Bathroom & Ensuite
- Jack & Jill Ensuite
- Driveway & Garage
- Gardens
- Tenure: Freehold





Lovelle Estate Agency are delighted to bring to the market this immaculately presented four-bedroom detached family home, built in 2019, offers a perfect blend of modern living and stylish design, nestled in the sought-after village of Legbourne tucked away in a quite cul-de-sac on a development of just 13 houses just 3 miles from the market town of Louth. Ideal for family life, the property boasts a spacious lounge, a contemporary kitchen diner which benefits from a large island unit, the room flows through to a light-filled sunroom, creating a seamless connection to the garden. The ground floor also features a dedicated office, a snug for relaxed, cosy evenings, and a practical utility room.

Upstairs, the property offers four generous bedrooms, including a master suite with an en-suite shower room, as well as a well-appointed family bathroom. Bedrooms two and three share a convenient Jack and Jill en-suite, making this home perfect for growing families. With its high-quality finishes and thoughtfully designed layout, this property is a true standout in the area.

To the front of the property is an open aspect lawned garden which could easily be turned to additional parking should you require any more than the block paved driveway which leads to the brick built garage. The rear garden is predominately laid to lawn and boasts three patio areas and a bark play area.

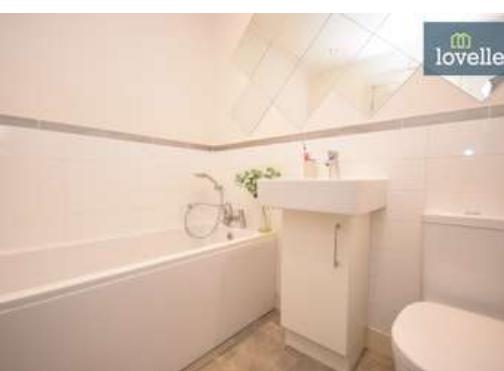
Internal viewing is an absolute must to appreciate the space and accommodation on offer in this family home. More information is coming soon so please contact the office on 01507 603366 to discuss the property further or to arrange a viewing.

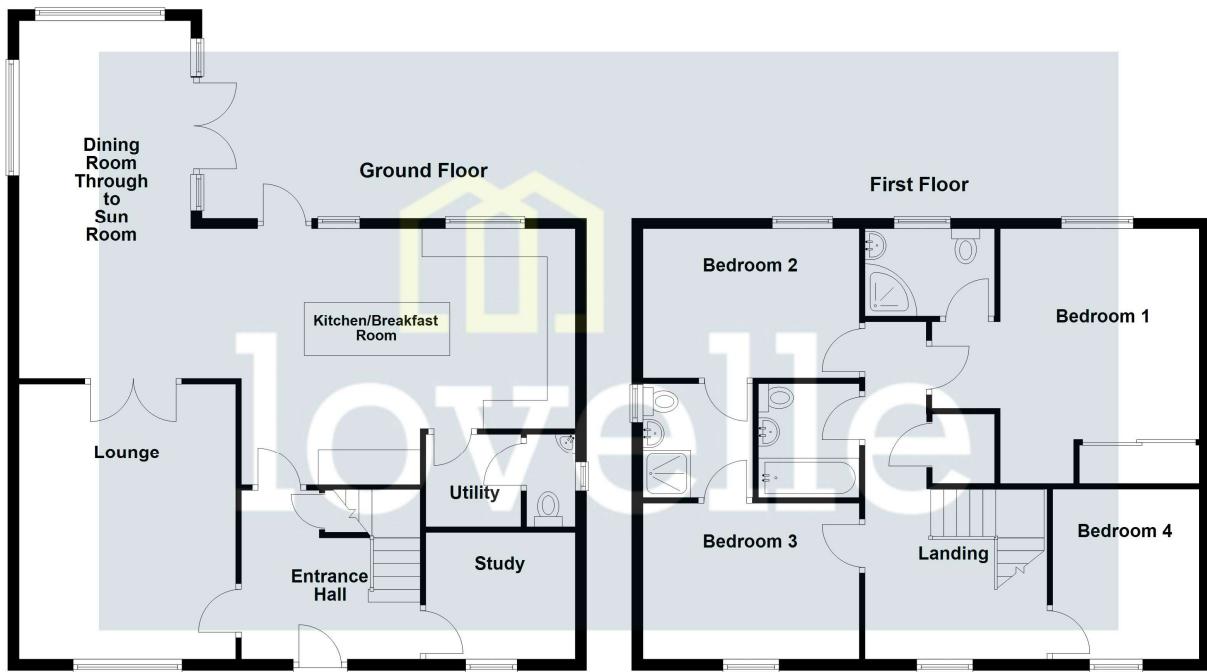
Room Measurements

Entrance Hall: 10'04" x 10'07"
Study: 8'08" x 7'04"
Lounge: 12'08" x 16'02"
Kitchen: 19'06" x 14'05"
Dining Room Through to Sun Room: 10'00" x 20'10"
Utility Room: 5'04" x 5'04"
Cloakroom WC: 5'04" 2'09"
Bedroom One: 14'01" x 15'05"
Ensuite Shower Room: 7'04" x 5'07"
Bedroom Two: 10'09" x 8'07"
Bedroom Three: 12'04" x 8'07"
Jack & Jill Ensuite Shower Room: 6'05" x 6'07"
Bedroom Four: 8'10" x 9'11"
Family Bathroom: 6'07" x 5'07"
Garage: 9'02" x 19'08"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

When it comes to **property**
it must be


lovelle

01472 251918
grimsby@lovelle.co.uk