



Glenmore Station Road Legbourne Louth LN11 8LL

£325,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

Nestled on the edge of a highly sought-after village, this deceptively spacious detached house offers the perfect blend of rural charm and modern comfort. With an open outlook to the front and a good size south east facing rear garden, this property enjoys an abundance of natural light throughout the day. The homes generous proportions are not immediately apparent from the outside, making it a true hidden gem. Ideal for families or those looking to enjoy a quieter pace of life without sacrificing convenience. Epc rating D.

Rooms

Entrance Hall

With double glazed composite front door and decorative double glazed side window panel, Victorian style tiled flooring. 10'2" x 6'5" (3.12m x 2m)

Lounge

With exposed brick feature wall, wall mounted electric fire, elongated radiator, laminate flooring, large bay window with uPVC double glazing, further uPVC double glazed window to side elevation. Maximum depth measurement into the bay.

20'4" x 17'3" (6.23m x 5.3m)

Breakfast Kitchen

This bright and airy room comprises of a modern fitted kitchen having a range of base cupboards, solid wood worktops, resin sink with drainer board and spray mixer tap, integrated electric hob, oven and extractor hood, tiled splash backs, terracotta tiled floor, elongated radiator, Velux window, two uPVC double glazed windows and patio doors opening out to gravel and paved patio area. 3 m wide extending to 3.75 m
75'4" x 20' (23m x 6.11m deep)

Family room area/dining room

With opening to kitchen area and having terracotta tile flooring, uPVC double glazed window, elongated radiator, under stairs storage cupboard. Depth measurement into staircase.

11'9" x 14'7" (3.63m x 4.49m)

door to:

Utility Room

With fitted worktop, space for washing machine and dryer, terracotta tiled floor, Ideal Logic gas fired combination central heating boiler, recessed spotlights, space for a fridge freezer, uPVC double glazed side access door. Maximum width and depth measurements.
8'8" x 5'3" (2.7m x 1.6m)



Shower Room

With large walk-in tiled shower cubicle having mains fed rain shower and handheld shower combo, close couple toilet with concealed cistern and wash basin unit, uPVC double glazed window, Victorian style tiled flooring, elongated radiator, uPVC double glazed window, extractor fan and recessed spotlights. Maximum depth measurement. 8'7" x 7'2" (2.68m x 2.21m)

Stairs to 1st floor landing

With stained glass style uPVC double glazed window, radiator.

Bedroom One

With uPVC double glazed window having views of open countryside beyond, radiator, access to roof space. Maximum width and depth. 11'4" x 11'9" (3.5m x 3.63m)

Bedroom Two

With uPVC double glazed window enjoying views of open countryside beyond, radiator and covered ceiling. Maximum width and depth. 9'5" x 11'9" (2.92m x 3.63m)

Bedroom Three

With uPVC double glazed window, radiator, built-in storage cupboard, and covered ceiling. Maximum depth measurement. 11'7" x 8'1" (3.57m x 2.49m)

Bedroom Four

With uPVC double glazed window, radiator and covered ceiling. 8'1" x 5'9" (2.48m x 1.82m)

Bathroom

With white suite comprising of a panelled bath with splash tiling and shower tap, close couple toilet with concealed cistern, wash basin & cupboard below, extractor fan, radiator and uPVC double glazed window. Maximum depth measurement. 5'4" x 8' (1.67m x 2.46m)

Outside

At the front of the property, the garden is block paved for off street parking. A gated pathway runs down the side of the property providing access to the rear garden. The spacious south east facing rear garden is a real sun trap and comprises of a paved and gravel patio and pathways, lawn, cold water tap, raised wood barked area providing further seating areas/play areas and which also includes a timber shed. The garden is all enclosed with timber fencing.

Services

We understand the property has mains water, gas, electricity, and drainage.

Broadband

We understand from the Ofcom website that superfast broadband is available at the property with a download speed of 1 Mbps and upload speed of 0.3 Mbps. Superfast speed of 78 Mbps and upload speed of 20 Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is likely mobile coverage EE, Three, O2 and Vodafone.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council tax band D.





FLOORPLAN

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	0	0
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	