



The Vista

1A Park View, Legsby

BELL



The Vista

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This excellent four-bedroom property is the latest development by Burden & Butler Estates, enjoying a village edge position with beautiful views

Set to an East-West orientation, with generous living/dining/kitchen space setting out through bi fold doors to the rear patio; this new property also boasts a dual-aspect lounge. To the rear, making the most of the hillside views, is the master bedroom with en suite and dressing room; alongside three further bedrooms (one with en suite). There is a garage with electric roller shutter doors, driveway parking to the front and will be lawned garden space to the rear with paved patio looking across the neighbouring pasture land.

This Legsby property is fitted with an excellent air source heating system, with solar panels to the Southern roof faces and underfloor heating to ground floor.

ACCOMMODATION

Entered to the front; with spindle and balustrade oak staircase set to the entrance hallway, the property enjoys a dual aspect lounge I with French doors stepping out to the rear; plus a versatile front-facing snug/office/bedroom. A cloakroom sits off the hallway.

The rear ground floor space extends out to provide an excellent triple-aspect living/dining/kitchen, with bifold doors to the side and rear plus full height window to the opposite side. With quality units, ceramic butlers sink and Lamona appliances built in, this principal living space is excellently appointed.





The first floor, with central gallery landing, provides four bedrooms and a family bath and shower room, and enjoys beautiful views over the surrounding countryside to the front and rear. These include an excellent master bedroom suite with Juliet balcony and window looking across the landscape beyond, alongside a dressing room and en suite; plus a second bedroom to the front with en suite.

OUTSIDE

The property will be set with lawned garden spaces to the front and rear, with paved patio leading off the rear. Contained by mixed fencing, the house is complete with a garage and driveway parking.

West Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: tbc

SERVICES: Mains electric, water; air source heating, drainage to a private system.

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

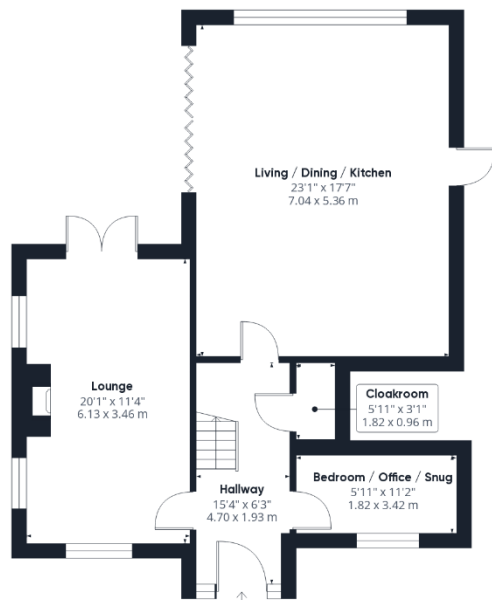
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Ground Floor



Approximate total area⁽¹⁾

1647.29 ft²

153.04 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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