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## Legsby



When it comes to  
property it must be







£550,000



**\*FAMILY HOME IN A RURAL SETTING, NO NEAR NEIGHBOURS, \* Impressive detached family house. Offering extensive and well presented living accommodation. The property itself is set in approx 1 acre with outstanding open views to the surrounding country side. VIEWING IS A MUST**

### Key Features

- Detached Family Home
- Rural Village Location
- Approx 1 Acre Plot
- 4 Be d rooms,4 Bathrooms
- Kitchen Diner, Utility
- Extensive Gardens & Woodland
- EPC rating TBC
- Tenure: Freehold









## Situation

Legsby is a small rural village which lies on the out skirts of the market town of Market Rasen.

## Entrance Hall

1.82m x 2.44m (6ft x 8ft)

timber front entrance door, tiled flooring, 2 radiators, storage cupboard, hot water cylinder, oil boiler, double glazed window to side aspect and uPVC side entrance door

## Shower Room

1.68m x 2.19m (5.5ft x 7.2ft)

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## Bedroom 1

3.18m x 3.65m (10.4ft x 12ft)

double glazed window to rear aspect, radiator and fitted wardrobes

## Ensuite

1.27m x 2.36m (4.2ft x 7.7ft)

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to side aspect

## Bedroom 2

3m x 3.71m (9.8ft x 12.2ft)

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 3 / Dining Room

3.63m x 3.09m (11.9ft x 10.1ft)

double glazed window to front aspect and radiator

## Cloakroom

1.16m x 2.73m (3.8ft x 9ft)

double glazed window to front aspect, radiator, laminate flooring and storage cupboard

## Kitchen Diner

3.4m x 6.15m (11.2ft x 20.2ft)

a range of fitted wall and base units, butler sink, space for fridge freezer, integrated dishwasher, space for 'Range' style cooker, pantry cupboard, tiled splash backs, tiled flooring, radiator and double glazed windows to front and rear aspect

## Utility Room

2.25m x 5.26m (7.4ft x 17.3ft)

a range of wall and base units, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, stainless steel sink unit, tiled splash backs, tiled flooring and radiator

## Conservatory

4.21m x 2.78m (13.8ft x 9.1ft)

brick built base, double glazed windows to all aspects, uPVC entrance door, tiled flooring and radiator

## Landing

2.33m x 2.68m (7.6ft x 8.8ft)

double glazed window to rear aspect

## Bedroom 4

4.56m x 3.94m (15ft x 12.9ft)

double glazed windows to front and side aspect, radiator, 'his & hers' walk in wardrobes and storage cupboard

## Bathroom

3.16m x 2.64m (10.4ft x 8.7ft)

3 piece suite comprising low level WC, pedestal hand wash basin, freestanding bath, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Lounge

6.87m x 7.96m (22.5ft x 26.1ft)

2 double glazed windows to front aspect, 2 double glazed windows to rear aspect, 4 radiators, feature fire place with inset log burner and uPVC French doors to balcony

## Annexe Entrance Hall

2.06m x 2.08m (6.8ft x 6.8ft)

double glazed entrance door, radiator and tiled flooring

## Annexe Bedroom / Lounge

8.03m x 3.32m (26.3ft x 10.9ft)

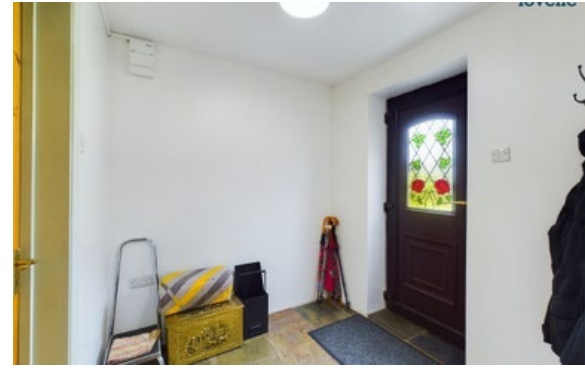
double glazed windows to front, side and rear aspects, radiator, electric heater and feature fire place with log burner inset

## Annexe Shower Room

2.28m x 2.06m (7.5ft x 6.8ft)

low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect





## Gardens

the property occupies a generous plot with gardens measuring approximately 1 acre. Being mostly laid to lawn, with planted shrubs and trees, timber shed, timber stable with tack room, and woodland.

## 2 x Double Garages

both garages have electric roller doors, power and lighting

## Driveway

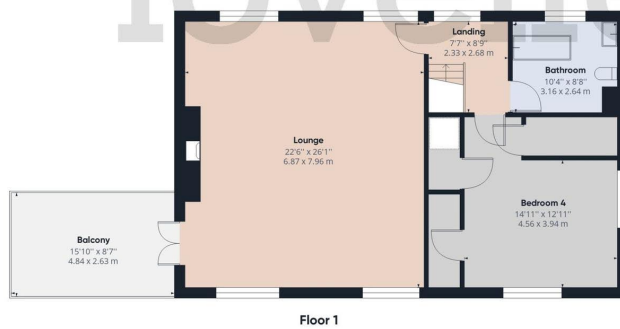
generous concrete driveway providing ample offroad parking for a number of vehicles

## Agents Notes

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Approximate total area<sup>(1)</sup>  
 2787.45 ft<sup>2</sup>  
 258.96 m<sup>2</sup>

(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.

