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Park View, Legsby



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£180,000



POPULAR VILLAGE LOCATION - OPEN FIELD VIEWS Offering spacious and well appointed accommodation. Entrance hall, WC, lounge diner, kitchen, 3 bedrooms & bathroom. **GENEROUS PLOT**, attractive gardens and large driveway.

NO ONWARD CHAIN

Key Features

- Semi Detached House
- Rural Village Location
- Spacious Accommodation
- Entrance Hall, WC
- Lounge Diner, Kitchen
- 3 Bedrooms, Bathroom
- EPC rating D
- Tenure: Freehold



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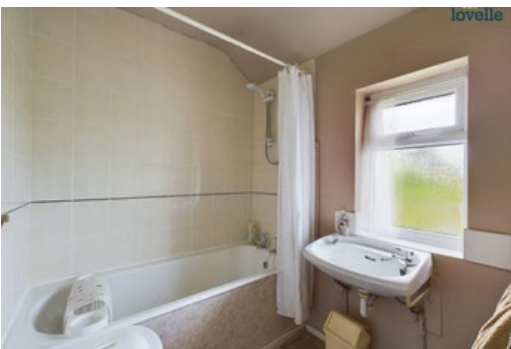
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Situation

Legsby is a quaint village in the picturesque Lincolnshire Wolds, known for its serene rural landscape and historical charm. It features lush rolling hills, verdant farmlands, and a close-knit, welcoming community. The village has historic buildings, including a beautiful medieval church, and an Ofsted-rated Good primary school. Ideal for those seeking a peaceful retreat with convenient access to Market Rasen, Legsby offers ample opportunities for outdoor activities like hiking and cycling, with public footpaths to Willingham Woods and proximity to Linwood Warren nature reserve.

Entrance Hall

2.24m x 1.11m (7'4" x 3'7")

uPVC front entrance door, radiator and stairs to first floor accommodation

WC

1.54m x 0.88m (5'1" x 2'11")

high level WC and double glazed window to front aspect

Lounge Diner

3.67m x 5.47m (12'0" x 17'11")

dual aspect double glazed windows to front and rear aspects, 2 radiators and feature fire place

Kitchen

3.87m x 2.54m (12'8" x 8'4")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, space for cooker, oil boiler, space for fridge freezer, radiator, tiled splash backs, double glazed window to rear aspect and uPVC side entrance door

Landing

1.86m x 1.76m (6'1" x 5'10")

double glazed window to rear aspect, radiator, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.70m x 3.02m (12'1" x 9'11")

double glazed window to front aspect, radiator and fitted storage

Bedroom 2

2.92m x 3.71m (9'7" x 12'2")

double glazed window to side aspect and radiator

Bedroom 3

2.80m x 2.47m (9'2" x 8'1")

double glazed window to rear aspect and radiator

Bathroom

1.99m x 1.78m (6'6" x 5'10")

panelled bath with electric shower over, hand wash basin, tiled splash backs, radiator and double glazed window to rear aspect

Store Room

2.89m x 1.97m (9'6" x 6'6")

uPVC entrance door, power, lighting and single glazed window to side aspect. This room can be used to extend the kitchen.

Gardens

The property benefits from generous gardens to the front and rear aspects. The front garden is mostly laid to lawn. The rear garden is mostly laid to lawn with planted shrubs, timber shed and greenhouse

Driveway

extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

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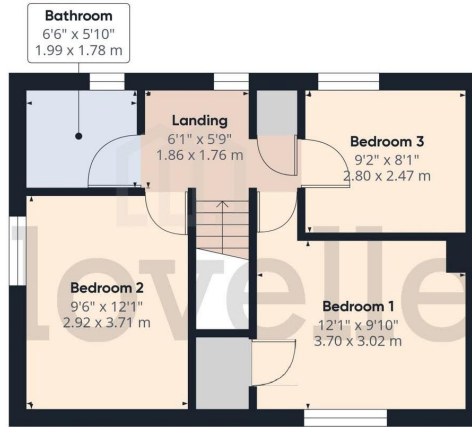
Approximate total area¹⁾
863.22 ft²
80.2 m²

(1) Excluding balconies and terraces

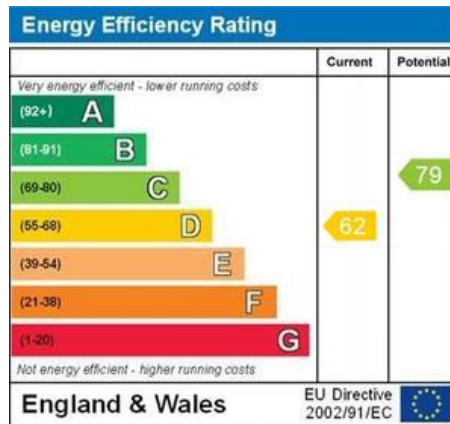
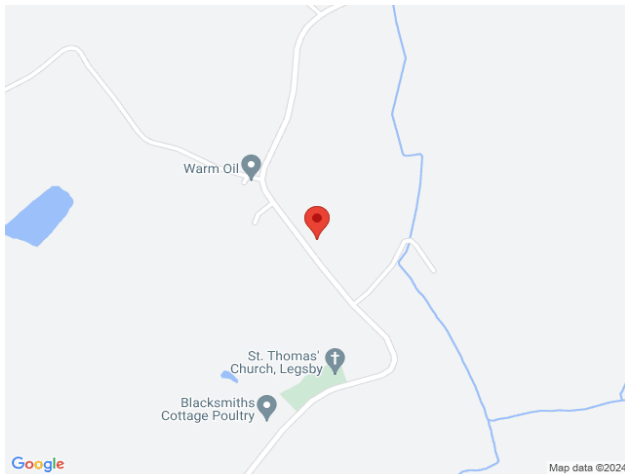
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor



Floor 1



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