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Main Road, Legsby



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When it comes to  
property it must be

  
lovelle





£685,000

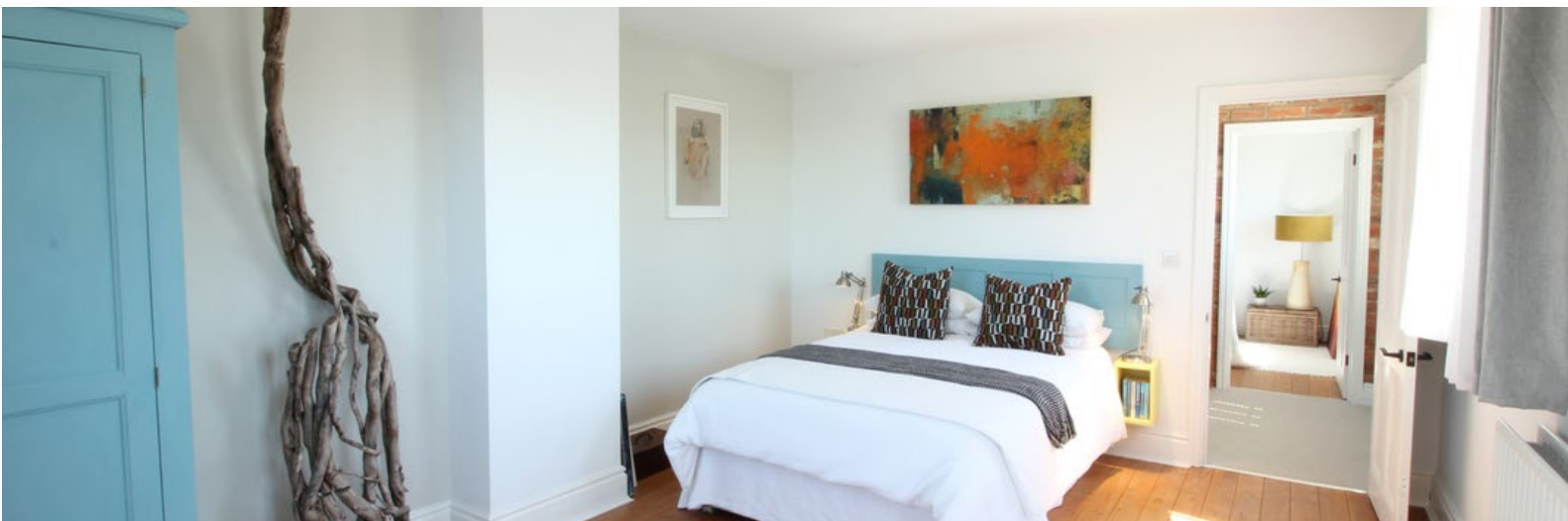
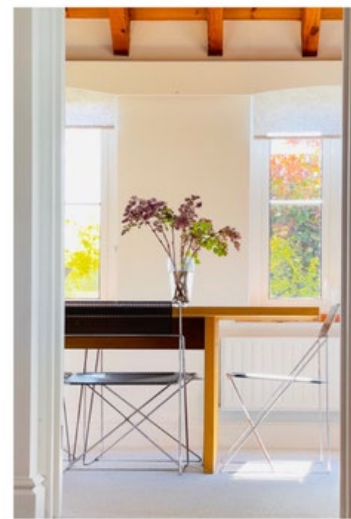


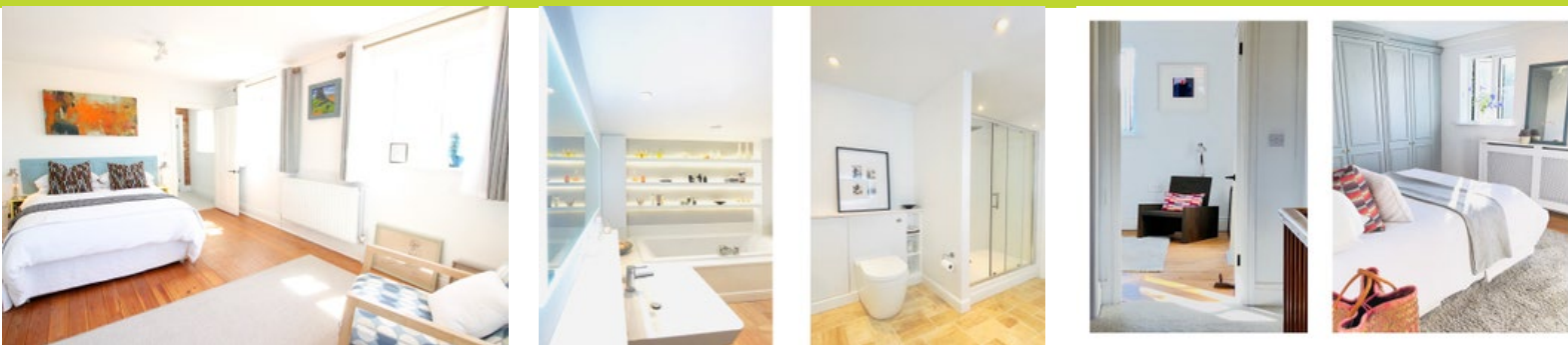
AWARD WINNING DETACHED FAMILY HOME, Situated in the popular and sought after village of Legsby. Being immaculately presented throughout, comprising 4 Reception Rooms, Kitchen Breakfast Room, Utility, 4 Double Bedrooms, 3 Bathrooms, Beautifully maintained gardens, Double Garage & Driveway. VIEWING ADVISED TO FULLY APPRECIATE.

#### Key Features

- Award Winning Detached House
- Sought After Wolds Village Location
- Immaculately Presented Throughout
- Spacious & Flexible Accommodation
- Beautifully Maintained Gardens
- Generous Plot of Approx 0.5 Acre
- EPC rating D
- Tenure: Freehold







## 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. The property is also only approximately 16 miles to the historic city of Lincoln.

## Entrance Porch

1.86m x 1.41m (6'1" x 4'7")

Step through the charming uPVC entrance door into a cozy yet welcoming porch. The tiled flooring is both practical and stylish, perfect for withstanding muddy shoes and wet weather.

## Entrance Hall

6.01m x 2.97m (19'8" x 9'8")

The expansive entrance hall greets you with natural light streaming through a large front window. Rich wood flooring adds warmth and elegance, leading the eye to a beautiful staircase that promises more discoveries on the first floor. The hall is not just a passageway but a statement of the home's inviting atmosphere.

## Study / Bedroom 5

3.72m x 2.86m (12'2" x 9'5")

Ideal for working from home or a quiet retreat, the study boasts a double glazed window that frames the front garden. The bespoke fitted storage is both practical and elegant, providing ample space for books, files, and personal items.

## Sitting Room

5.36m x 4.86m (17'7" x 15'11")

This stunning sitting room is bathed in natural light from four double glazed windows with views of the front and side aspects. The centerpiece is a feature fireplace with a brick surround and a cozy log burner, perfect for chilly evenings. The solid wood flooring adds a touch of rustic charm.

## Kitchen / Breakfast Room

6.3m x 6.03m (20'8" x 19'10")

The heart of the home, this kitchen and breakfast room is a chef's dream. It features a central island, a range of fitted wall and base units, an electric oven, a 4-ring hob, and a ceramic sink unit. Modern conveniences include a fridge freezer, integrated dishwasher, and a spacious walk in pantry. With tiled flooring and splashbacks, cleaning is a breeze, a double glazed window to the rear aspect complete this impressive space.



## Dining Room

4.82m x 3.06m (15'10" x 10'0")

With a vaulted ceiling and three double glazed windows to the side aspect, the dining room is a bright and airy space perfect for entertaining. The room also features uPVC French doors that open onto the garden, seamlessly blending indoor and outdoor living.

## Utility Room

2.15m x 3.78m (7'1" x 12'5")

This well-equipped utility room features a range of fitted wall and base units, a stainless steel sink, a drinks cooler, and space and plumbing for a washing machine and tumble dryer. Tiled splashbacks and flooring ensure durability and a double glazed window to the rear aspect add functionality and comfort.

## Shower Room

1.77m x 2.07m (5'10" x 6'10")

Conveniently located on the ground floor, the shower room includes a 3-piece suite comprising a low-level WC, hand wash basin, and shower cubicle. Tiled splashbacks and flooring, along with a heated towel rail, provide practicality and a touch of luxury.

## Conservatory

4.76m x 4.05m (15'7" x 13'4")

This bright and spacious conservatory is perfect for enjoying the garden views year-round. With a brick-built base, two radiators, tiled flooring, and uPVC French doors, it combines style and comfort effortlessly.

## Landing

5.93m x 2.09m (19'6" x 6'11")

The generous landing area is illuminated by a double glazed window to the front aspect. It provides access to the roof void and houses the airing cupboard with a hot water cylinder, ensuring that all your storage needs are met.

## Bedroom 1

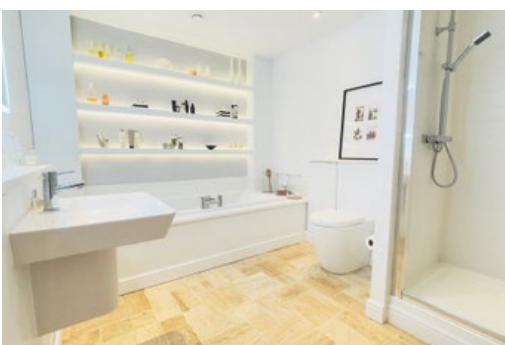
3.81m x 3.8m (12'6" x 12'6")

The master bedroom is a serene retreat featuring two double glazed windows with views to the rear. Wood flooring and a range of fitted wardrobes offer both comfort and ample storage space.

## Ensuite

2.02m x 1.94m (6'7" x 6'5")

The ensuite bathroom is elegantly designed with a 3-piece suite including a low-level WC, hand wash basin, and shower cubicle. Tiled splashbacks, a heated towel rail, laminate flooring, and a double glazed window to the side aspect complete this private haven.



## Bedroom 2

4.87m x 3.5m (16'0" x 11'6")

This spacious bedroom boasts two double glazed windows to the front and an additional window to the side, flooding the room with natural light. The wood flooring adds to the room's appeal, making it a comfortable and inviting space.

## Bedroom 3

4.69m x 3.76m (15'5" x 12'4")

A large bedroom featuring two double glazed windows to the rear aspect, providing lovely garden views. With wood flooring, fitted wardrobes, this room offers both style and practicality.

## Bedroom 4

3.74m x 2.88m (12'4" x 9'5")

This charming bedroom includes a double glazed window to the front aspect, wood flooring, making it a cozy and versatile space for family or guests.

## Bathroom

3.56m x 2.66m (11'8" x 8'8")

The family bathroom is luxurious and spacious, featuring a 4-piece suite with a low-level WC, hand wash basin, bath, and shower cubicle. Tiled splashbacks and flooring, a heated towel rail, and fitted storage ensure this bathroom is both stylish and functional.

## Gardens

The property is set on a generous plot measuring approximately 0.5 acres. The beautifully maintained garden is mostly laid to lawn, complemented by a paved patio area, mature shrubs, trees, and plants. Two greenhouses offer opportunities for gardening enthusiasts, while secure storage/ dog kennels provides practical solutions for outdoor equipment. Please note, there will be a fence erected to the rear of the property. (Please note Garden photos are from last summer)

## Double Garage

6.04m x 6.02m (19'10" x 19'10")

The double garage features two up-and-over doors, roof void access, an oil boiler, and a uPVC rear entrance door. With power and lighting, it offers ample space for vehicles and additional storage.

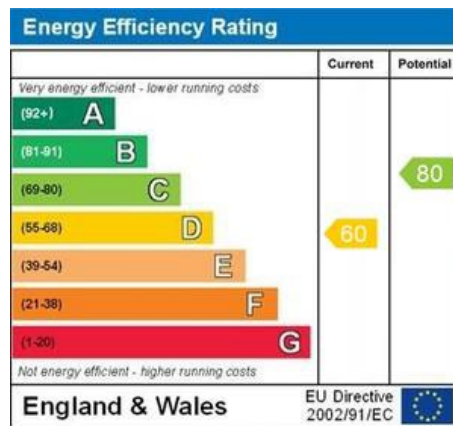
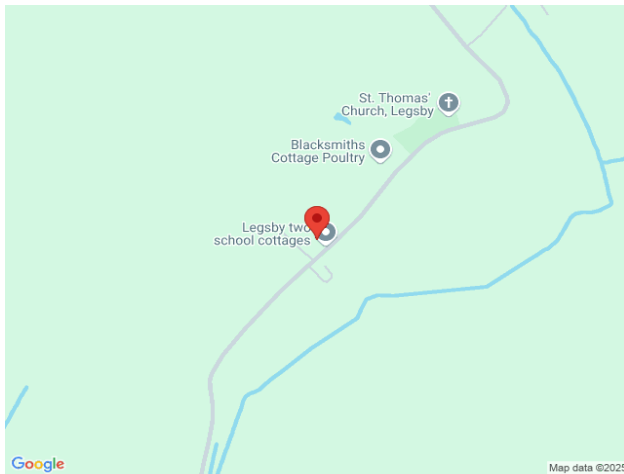
## Driveway

The gated, block-paved driveway provides ample off-road parking for multiple vehicles, ensuring convenience and security for residents and guests alike.

## Agents Notes

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Approximate Area = 230.5 sq M / 2481 sq ft  
 Garage = 36.4 sq M / 392 sq ft  
 Total = 298.7 sq M / 3215 sq ft  
 Incl. limited use area (1.9 sq M / 20 sq ft)  
 For identification only. Not to scale.



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