



CHOICE PROPERTIES

Estate Agents

Whitcote Station Road,
Legbourne, Louth, LN11 8LL
Price £390,000



Choice Properties are proud to present this spacious and well-maintained detached bungalow, located in the sought-after village of Legbourne, just a short distance from the historic market town of Louth. Offering three bedrooms, a generous reception room, kitchen, sunroom, utility room, bathroom and garage, the property provides well laid out accommodation with plenty of natural light throughout. Set on a good plot with a private driveway, front garden and a beautifully kept rear garden, this is a fantastic home for buyers seeking peaceful village living with the convenience of Louth close by.

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

Entrance Porch

2'4" x 6'10"

You enter the property into a small entrance porch, featuring double PVC doors and a fitted light.

Hallway

14'10" x 5'9" 3'5" x 13'4"

The hallway is very spacious and benefits from plenty of natural light. It is neutrally decorated with well-kept beige carpets and features a large radiator. From here there is access to all three bedrooms, the utility room, bathroom, reception room and kitchen. Loft access is also located here via a pull-down ladder, with the loft being part-boarded and fitted with electrics.

Utility

6'0" x 8'3"

The utility room benefits from a window providing natural light, along with worktop surfaces and fitted cabinets for storage. There is space for a washer and dryer, as well as a sink, with a tiled splashback above the worktops. The garage can also be accessed internally from this room.

Bedroom 1

11'3" x 11'5"

Bedroom one is located at the front of the property and enjoys plenty of natural light from a large window. The room is fitted with the same well-kept carpet as the hallway and includes a radiator. There is ample space for a large bed along with additional furniture.

Bedroom 2

10'11" x 11'5"

Bedroom two is located at the rear of the property and features the same carpet as the hallway, creating a seamless and neutral finish. The room includes a radiator and a window providing natural light, with space for a bed and additional furniture.

Bedroom 3

11'2" x 8'9"

Bedroom three also features the same beige carpet and neutral décor. A large window provides plenty of natural light, and the room includes a radiator. There is ample space for either a double or single bed, along with additional furniture.

Shower Room

9'11" x 6'1"

The shower room features tiled flooring and a tiled area around the sink and shower. It offers a three-piece suite comprising a hand basin, W.C. and shower. The room also benefits from a heated towel rail, a window providing natural light, and a useful linen cupboard. The Ideal boiler is also located here.

Reception Room

25'7" x 15'5"

The main reception room is very spacious and ideal for use as an open-plan living and dining area. It is neutrally decorated and benefits from plenty of natural light, with a window to the rear and a beautiful large curved window at the front of the property. The room also features a character fireplace with a log burner and double doors leading into the kitchen.

Kitchen

10'0" x 14'4"

The kitchen features tiled flooring and offers plenty of cabinet space with both floor and wall units. The walls have a tiled splashback above the worktops. There is space for a fridge/freezer and dishwasher, while the hob, oven and extractor fan are all integrated. A large window above the sink provides natural light, and a small radiator is also included. The kitchen provides access to the sunroom.

Sun Room

11'10" x 17'6"

The sunroom is a beautiful feature of the property, offering a very spacious and light-filled space with a high, pitched roof. It includes two radiators, making it ideal for use all year round. All windows are double-glazed PVC, and sliding doors provide access to the garden.

Gardens

The back garden is fully enclosed with fencing, providing a secure space. It features a large lawn, a patio area, a greenhouse, a planting area, and a small summerhouse. Stepping stones cross the lawn, offering easy access, and there are plenty of opportunities for growing your own plants. The garden is well-kept and ideal for keen gardeners.

The front garden is laid to lawn with a selection of shrubs and plants. A small brick wall marks the front boundary.

Garage

The garage provides a convenient and versatile space, accessed either via the garage door or internally from the utility room. It offers plenty of storage, fitted cabinets and worktop space, making it ideal for use as a workshop or general storage area.

Driveway

The property benefits from a private driveway, providing ample off-road parking.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Opening Hours

Monday to Friday 9.00 am to 5.00 pm
Saturday 9.00 am to 3.00 pm

Making An Offer

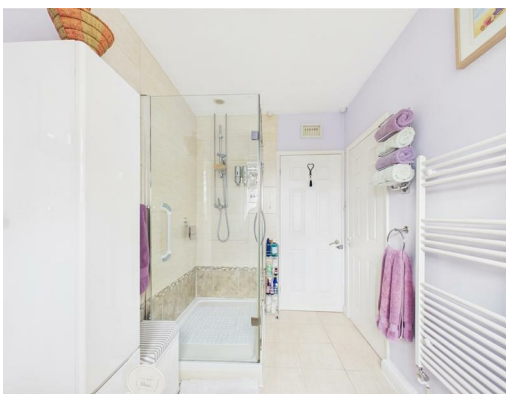
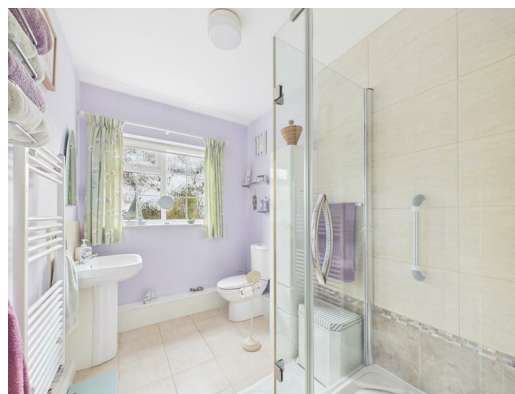
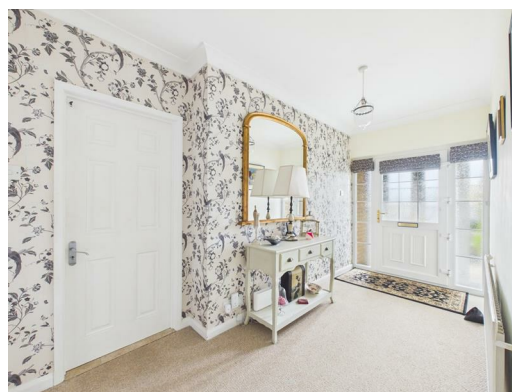
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

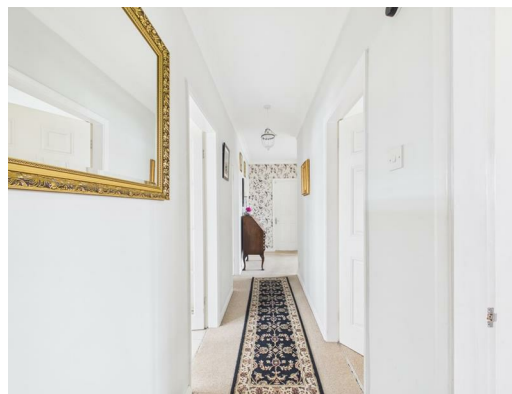
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Directions

If you put the postcode LN11 8LL into your sat-nav, it will take you to Station Road, Legbourne. Keep following the road until just before the bend, where the pub 'The Queens Head' is, and the property will be on your right.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

