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Mill Lane, Legbourne



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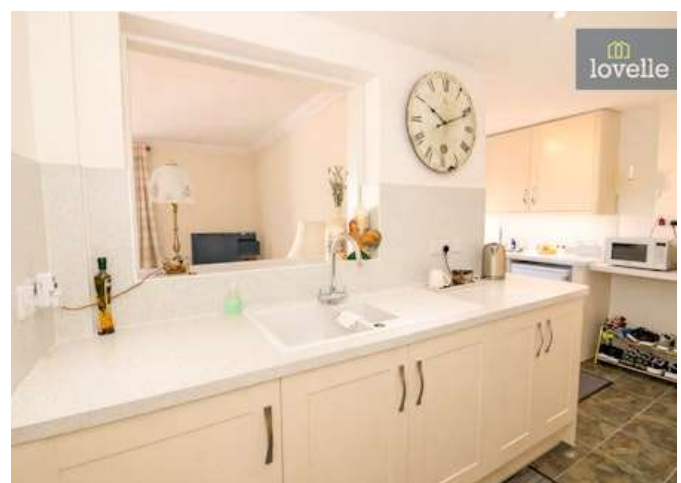
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When it comes to  
property it must be

  
lovelle



£395,000



Welcome to a single storey haven of comfort and style! This charming bungalow, featuring three double bedrooms invites you to experience a seamless blend of modern convenience and classic appeal. Nestled in the desirable village location of Legbourne, this property boasts a warm ambiance that welcomes you home. Explore the simplicity of one level living with a touch of elegance in every detail. Your perfect bungalow awaits! Contact the office on 01507 603366 to arrange a viewing.

### Key Features

- Stunningly Presented
- Spacious, Extended Bungalow
- Lounge & Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Ensuite & Family Shower Rooms
- EPC rating C
- Tenure: Freehold





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## Entrance Hall

Composite entrance door to the front elevation with double glazed side panel. Coving to the ceiling. Access to the partially boarded loft space via the loft hatch. Karndean flooring. Radiator. Doors leading to the kitchen, shower room, bedroom two and bedroom three.

## Kitchen

### Measurements are Maximum

The 'L' shaped kitchen is fitted with a range of stunning cream shaker style wall and base units with complementary worksurfaces over incorporating a one and a half bowl composite sink unit with drainer and stainless steel mixer tap. Built in Belling electric fan oven with four ring Lamona induction hob and stainless steel chimney style extractor hood over. Plumbing for washing machine. Space for fridge freezer and additional under counter fridge or freezer. Karndean flooring. LED spotlights and under unit lighting. UPVC entrance door leading to the rear gardens. Door leading to the lounge.

## Lounge

### Measurements are Maximum

UPVC double glazed bow window to the front elevation. Coving to the ceiling. TV aerial points. Radiator. Open through to the dining room and door leading to the study.

## Dining Room

15'0" x 10'0" (4.6m x 3m)

UPVC French style patio doors opening out to the rear garden. Coving to the ceiling. TV aerial and telephone point. Solid oak flooring. Radiator.

## Study

4'1" x 9'1" (1.2m x 2.8m)

Solid oak worktop with fitted wooden doors opening to space for a computer with additional fitted shelving. Double glazed Velux to the side elevation. Radiator. Doors leading to the garage and master bedroom.

## Master Bedroom

9'1" x 15'1" (2.8m x 4.6m)

UPVC French style patio doors to the side elevation leading out to the garden. Coving to the ceiling. TV aerial. Two double fitted wardrobes equipped with shelving and rails. Radiator.

## En-Suite Shower Room

5'1" x 8'1" (1.5m x 2.5m)

Double glazed Velux window to the side elevation. Fitted with a modern three piece suite comprising of a walk in shower cubicle with mains rainfall effect shower and additional handheld attachment, concealed cistern dual flush WC and vanity wash hand basin with ample storage below. Attractive tiling to walls. Extractor fan. LED spotlights. Radiator.

## Bedroom Two

12'0" x 9'1" (3.7m x 2.8m)

UPVC double glazed window to the front elevation. TV aerial point. Radiator.

## Bedroom Three

10'1" x 8'1" (3.1m x 2.5m)

UPVC double glazed window to the rear elevation. TV aerial point. Karndean flooring. Radiator.

## Family Shower Room

9'1" x 5'1" (2.8m x 1.5m)

UPVC double glazed window to the front elevation. Fitted with a modern three piece suite comprising of a corner shower unit with mains shower, close coupled dual flush WC and pedestal wash hand basin with stainless steel mixer tap. A combination of tiles and mermaid boarding to the walls. LED spotlights. Extractor fan. Handy storage cupboard equipped with shelving. Heated towel rail.

## Integral Garage

18'0" x 9'1" (5.5m x 2.8m)

The garage can be accessed via either the electric roller garage door to the front elevation or from the internal door in the study. The spacious garage benefits from light and power and currently is home to the wall mounted gas fired Worcester central heating boiler and electric consumer unit.

## Outside

To the front of the property is a large block paved driveway providing off road parking and leading through a five bar timber gate opening to a lawned area at the side of the property which would be ideal parking for a caravan or motorhome. Raised gravelled flower beds to the two front corners of the plot. Timber fencing and Dwarf brick boundary wall with wrought iron railing to perimeters.

The enclosed rear garden is predominately laid to lawn with a large block paved patio area. Timber garden shed. Timber fencing making up the perimeters. Outside power points and external lighting.

## Tenure

The tenure of this property is Freehold.

## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of C.





<https://www.e-lindsey.gov.uk/>

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

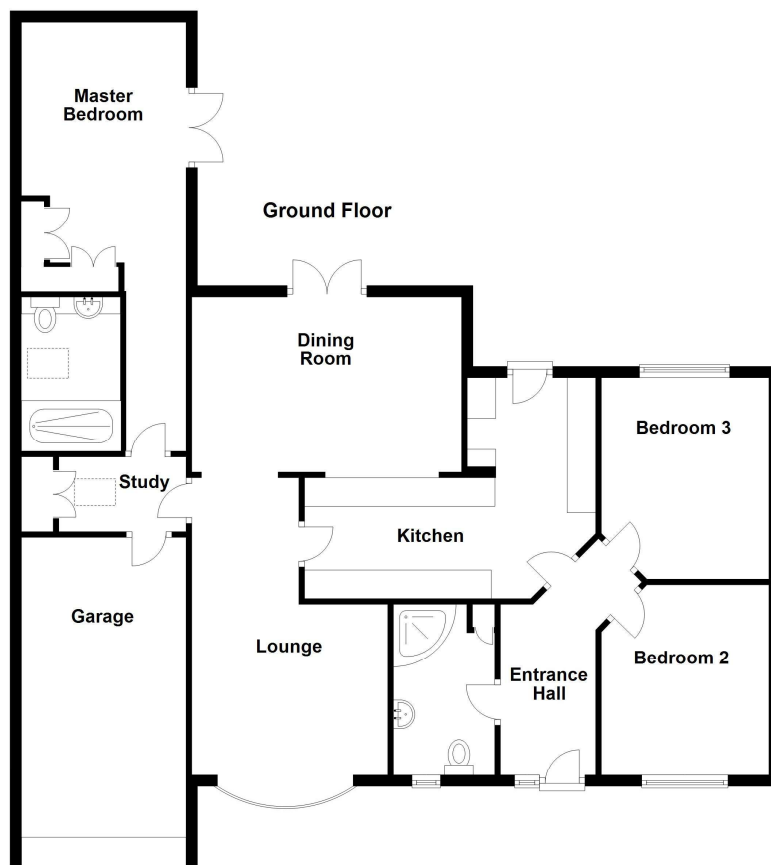
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