



1 Post Office Row, Legbourne, Louth, LN11 8LL





Freehold

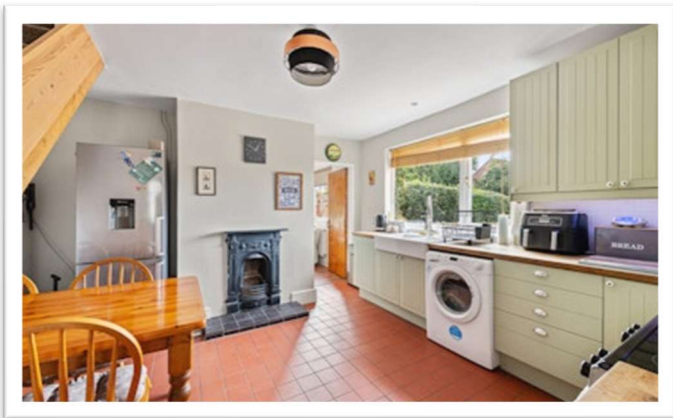
£165,000



## Key Features

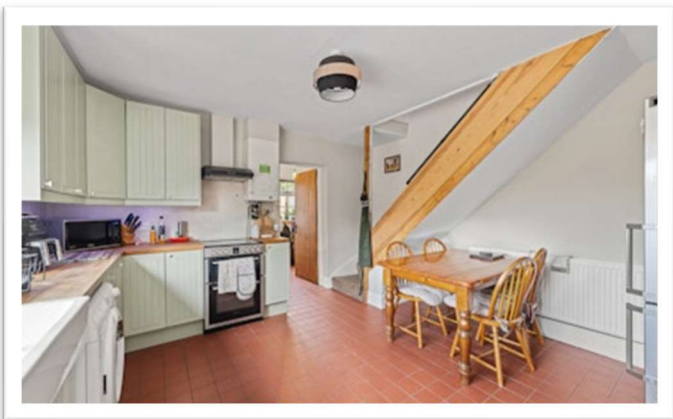
- End terrace house
- Two double bedrooms
- Kitchen diner
- Boot room & shower room
- Gated driveway
- Popular village location
- EPC rating D





Nestled in the picturesque village of Legbourne, this delightful two bedroom end-terrace cottage offers the perfect blend of character and modern comfort. Set behind a large gated driveway, the property provides excellent off-road parking and a sense of privacy rarely found in similar homes.

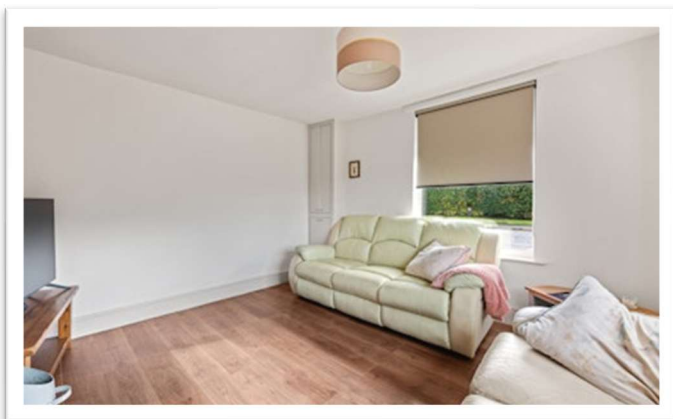
Inside, the accommodation is warm and inviting, featuring a cosy living room, a well-appointed kitchen, and two comfortable bedrooms. The cottage-style design gives a homely and traditional feel, while thoughtful updates ensure it's ready for modern living.



Outside, the generous driveway and enclosed garden make this an ideal choice for those seeking both charm and practicality.

Legbourne is a popular and well-served village, offering a welcoming community atmosphere with local amenities, countryside walks, and easy access to nearby Louth and surrounding areas.

Whether you're a first-time buyer, downsizer, or looking for a peaceful retreat, this lovely cottage is well worth viewing.





### EXTERIOR

A gated driveway provides ample off road parking to the side and rear of the property.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators. The property is double glazed and the current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENTS NOTES

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### PARTICULARS

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







## Floorplan



Total area: approx. 70.4 sq. metres (757.8 sq. feet)

**BOOT ROOM**  
1.89m x 1.85m (6'2" x 6'1")

**KITCHEN DINER**  
4.15m x 4.05m (13'7" x 13'4")

**LOUNGE**  
4.07m x 3.69m (13'5" x 12'1")

**SHOWER ROOM**  
2.01m x 1.88m (6'7" x 6'2")

**BEDROOM ONE**  
4.11m x 3.65m (13'6" x 12'0")

**BEDROOM TWO**  
4.08m x 3.15m (13'5" x 10'4")



Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)