



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



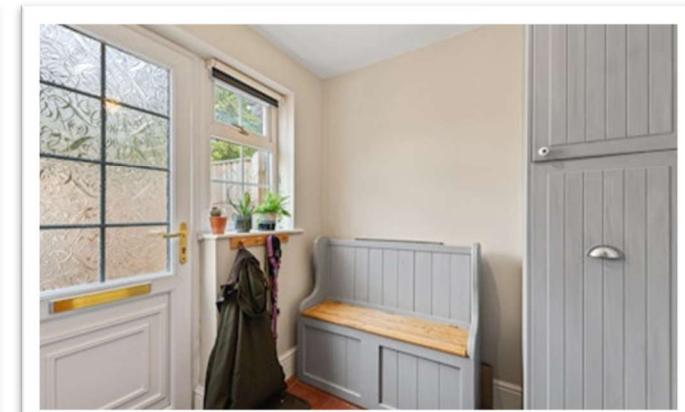
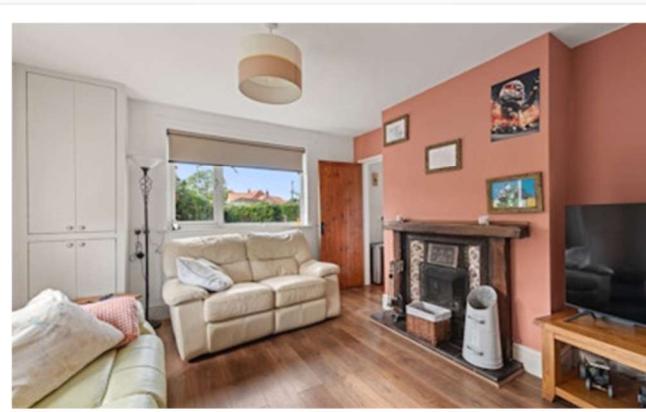
Freehold

£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

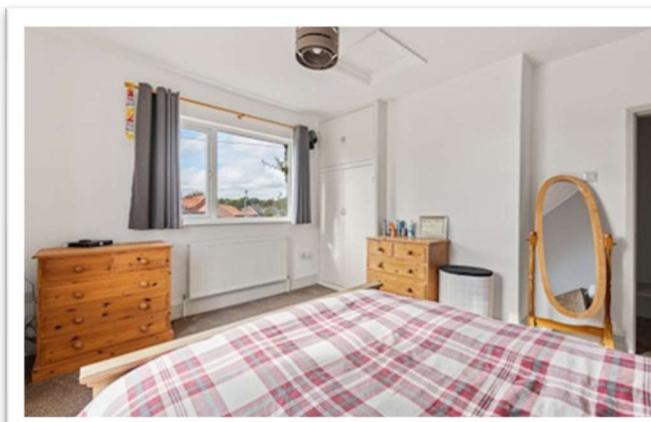
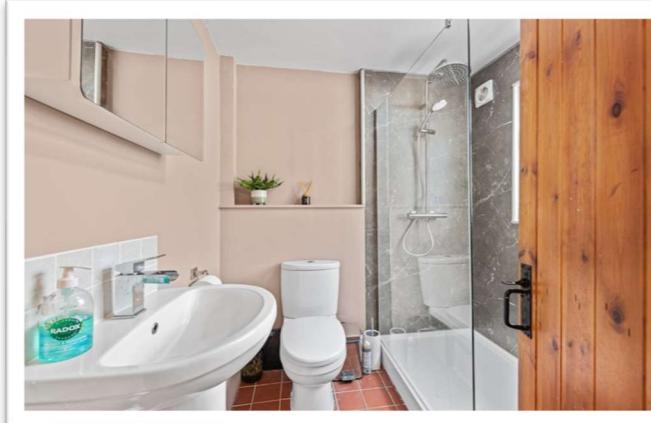
By appointment with Newton Fallowell - telephone 01790 755222.

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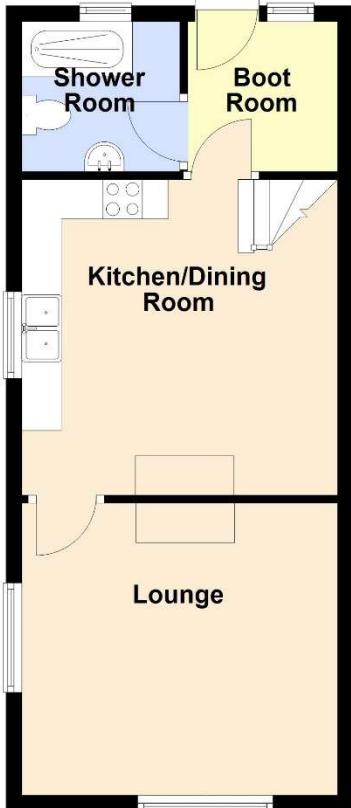




Floorplan

Ground Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 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")

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

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

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