



Grayling

Legbourne

M A S O N S

— SINCE 1850 —

Grayling

Chapel Lane, Legbourne,
LN11 8LW



Beautifully Renovated &
Extended Detached Bungalow

Three Generous Bedrooms with
En-Suite to Principal

Stunning Open-Plan Kitchen &
Dining Living Space

Vaulted Ceilings & Skylights to Rear Extension

Spacious Lounge with Wood-Burning Stove

Generous Plot with Private South-Westerly Garden

Ample Off-Street Parking &
Detached Garage with Workshop

Quiet No-Through Road in Highly
Desirable Village Location

MOVEWITHMASONSON.CO.UK
01507 350500

A fantastic opportunity to acquire this beautifully renovated and extended three-bedroom detached bungalow, situated on a quiet no-through road within a highly sought-after village location.

Deceptively spacious, the property has been thoughtfully transformed by the current owners to create stylish and modern family accommodation. The layout briefly comprises an entrance hall, spacious lounge and an impressive open-plan kitchen/dining area, along with a utility room, three well-proportioned bedrooms, an en-suite to the principal bedroom, and a contemporary family bathroom.

The property occupies a generous plot with ample off-street parking leading to a detached garage. The rear garden enjoys a south-westerly aspect and offers a high degree of privacy, complemented by a variety of useful outbuildings.

Extensive improvements have been carried out by the current vendors, most notably a stunning full-width rear extension which creates the superb open-plan family living space with vaulted ceilings and skylights. Additional enhancements include the addition of a utility room and en-suite shower room. Further benefits include gas central heating via a Viessmann boiler and uPVC double-glazed windows and doors throughout.

The property is accessed via a part-glazed front entrance door which leads into a spacious L-shaped hallway. This welcoming area features luxury wood-effect vinyl tile flooring throughout, six-panel doors leading to the principal rooms, a convenient laundry cupboard and loft access.

The lounge is a generously sized reception room featuring a bow window to the front and double doors opening into the dining area beyond. The room is neutrally decorated with a carpeted floor and is centred around an attractive feature fireplace with oak mantel and inset wood-burning stove.

To the rear of the property, the impressive kitchen/dining area forms the heart of the home. Created by the rear extension, this space seamlessly combines cooking, dining and entertaining areas. The rear section boasts a vaulted ceiling with skylights, allowing natural light to flood the room and enhancing the sense of space.







The kitchen is fitted with a range of Shaker-style base and wall units, complemented by wood-effect work surfaces and attractive tiled splashbacks. There is space for a range cooker with extractor fan above, along with a one-and-a-half bowl ceramic sink and integrated dishwasher. A breakfast bar provides additional seating and connects the kitchen to the dining area, which features double patio doors opening onto the rear garden. The wood-effect vinyl tile flooring continues throughout this open-plan space.



Adjacent to the kitchen is the utility room, which houses the Viessmann gas central heating boiler within a cupboard. The room also offers space and plumbing for a washing machine and dryer, a stainless steel sink with worktop and tiled splashback, and a part-glazed door providing access to the rear garden.



The principal bedroom is a generously sized double room with a carpeted floor and window overlooking the rear garden. A connecting door leads to the en-suite shower room, which features a large shower cubicle with thermostatic mixer, low-level WC, wash hand basin, frosted side window and heated chrome towel rail.

Bedroom two is another spacious double room with a window to the front, a built-in storage cupboard and carpeted flooring.

Bedroom three is a good-sized single bedroom, large enough to accommodate a double bed if required. It benefits from a window to the front, a built-in storage cupboard and carpeted floor.





The family bathroom is a bright and attractive space, enhanced by a large skylight which provides plenty of natural light. The modern suite includes a P-shaped shower bath with thermostatic mixer and stylish turquoise tiling to the wet areas. Built-in units provide additional storage and incorporate a top-mounted sink and back-to-wall WC. The room is finished with a chrome heated towel rail and matching wood-effect luxury vinyl tile flooring.





Outside

To the front of the property there is ample off-street parking for several vehicles, with extended concrete parking areas and a lawned front garden bordered by mature hedges and shrubs.

The driveway leads to a single detached garage of brick construction with a pitched roof. The garage features an up-and-over door to the front, lighting and power, and includes a partitioned rear workshop area. A side pedestrian door provides convenient access.

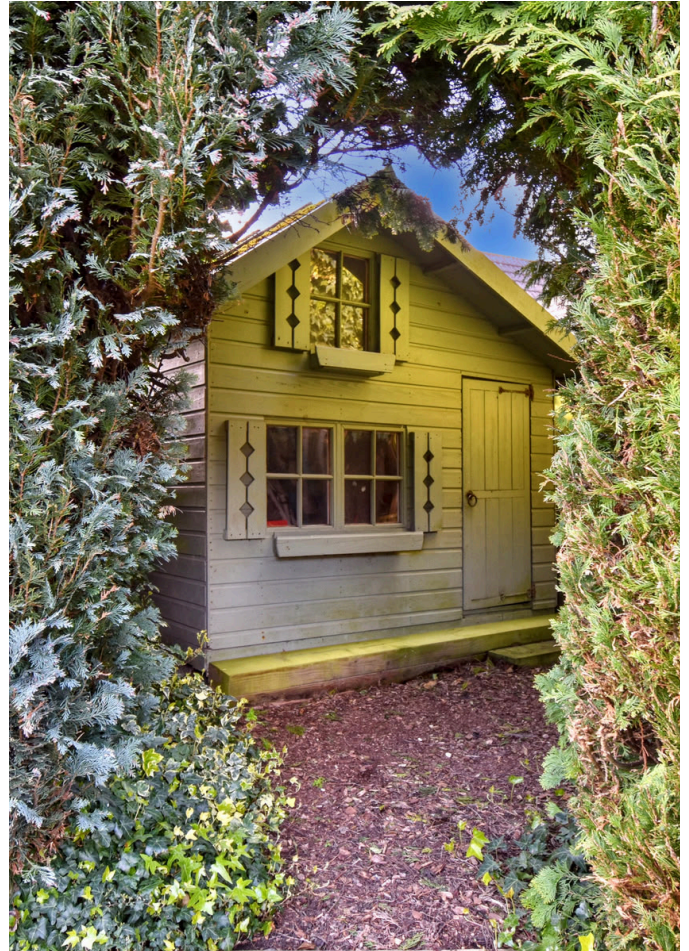


Rear Garden

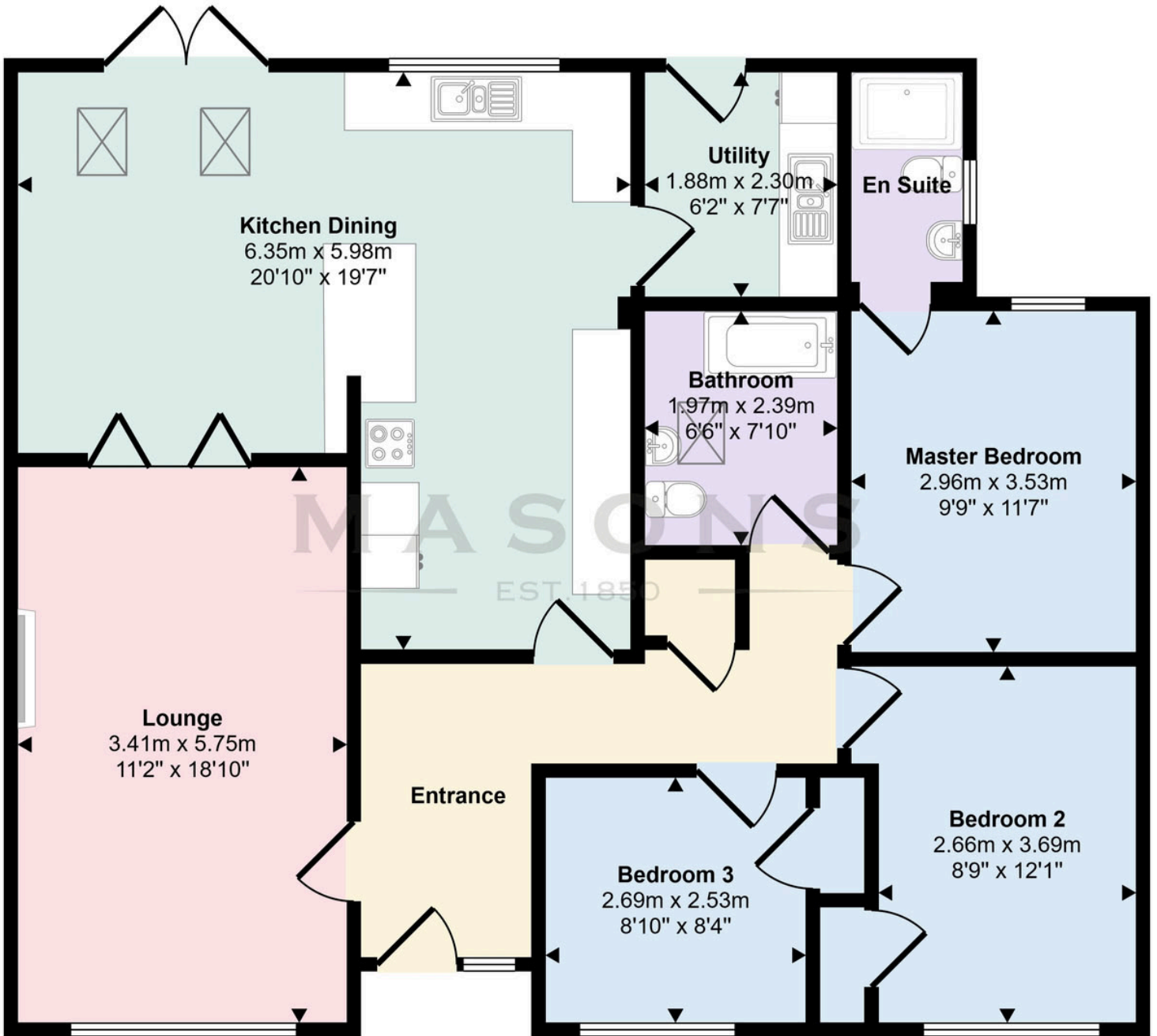
The rear garden provides a wonderful private outdoor space, enjoying a south-westerly aspect. Mainly laid to lawn, it also features patio seating areas ideal for relaxing or entertaining.

Mature hedging along the rear boundary ensures a high level of privacy, while fenced side boundaries and well-planted borders add to the attractive setting. Along the left-hand side of the garden there is a log store and a further timber shed. The garden also includes a charming Wendy house tucked away in one corner.

On the opposite side, a timber summer house enjoys a sunny position, with a dog kennel located nearby.





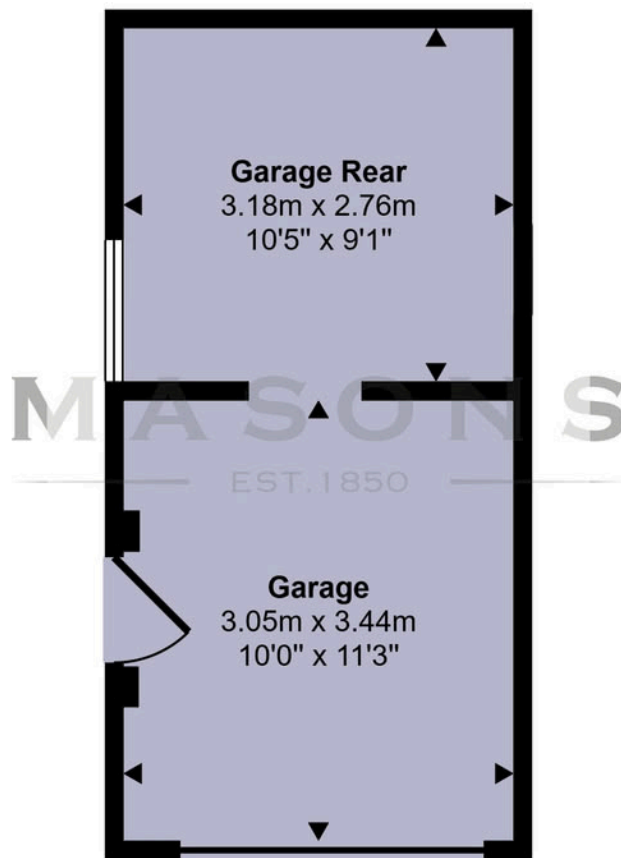


Ground Floor

Approx 108 sq m / 1161 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Garage
Approx 20 sq m / 213 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Legbourne

A village with a strong community



Legbourne is undoubtedly one of the most sought-after country villages in the Louth area of Lincolnshire and has a strong local community with many interests centred around the parish church, the East Wold junior school, a village hall with playing field adjacent and the local country pub - The Queens Head. The church of All Saints stands back from the village centre.

There is a village shop and Mill Lane leads to a walk along the side of the village ford to the Royal Oak pub known locally as The Splash, within the adjoining picturesque village of Little Cawthorpe on the fringe of the Lincolnshire Wolds Area.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

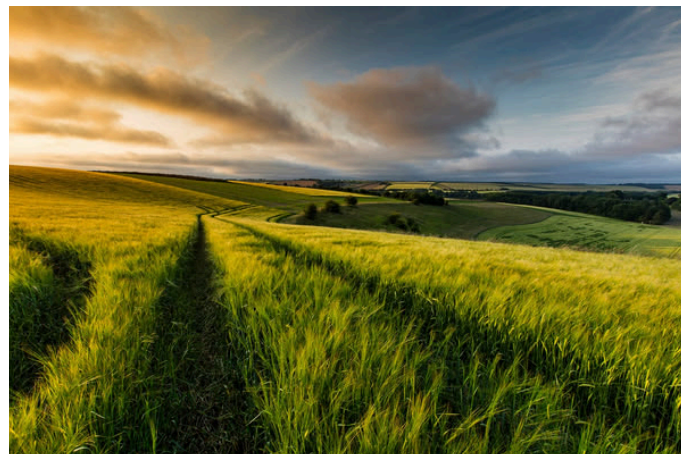
Vibrant Living in the Wolds

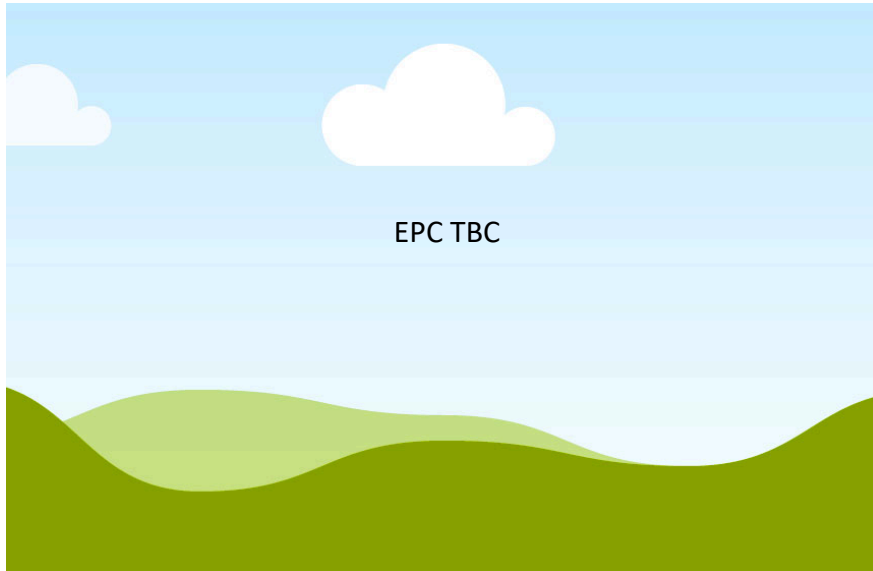
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///greyhound.vent.tennis

Directions

From the centre of Louth, proceed south along Uppgate, turning left into Newmarket which then becomes Legourne Road. Continue along this road for approximately 3.5 miles and into the village of Legbouorne. Proceed through the centre before turning right onto Chapel Lane. Proceed further along Chapel Lane and the property is on the right-hand side.

Agent's Note

Material information is available on request or from the website listing.

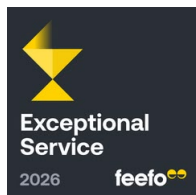
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.