CHOICE PROPERTIES
Estate Agents

Carisbrooke Mill Lane, Legbourne, LN11 8LT

No Onward Chain £310,000



NO UPPER CHAIN It is a pleasure for Choice Properties to bring to the market this beautifully presented, three bedroom detached bungalow. Situated in the most sought after and peaceful village of Legbourne.
The property benefits from a large conservatory, modern kitchen/diner, wet room style bathroom and ample driveway parking, all surrounded by generously sized and well maintained gardens.
Legbourne boasts a village shop, primary school, a sought after day nursery, community centre and pub, and is located only 3.5 miles from the thriving market town of Louth and also just a 10 minute beck-side walk to the popular Royal Oak pub at Little Cawthorpe.
Viewings highly recommended

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance porch
4'8" x 5'2"
Door to:-

Hallway
6'7" x 7'3"
Spacious and bright hallway, two built in cupboards providing ample storage, wall mounted thermostat controls, telephone point, radiator.

Reception Room
13'7" x 19'11"
Dual aspect bay windows to the front and side aspect creating a light and airy atmosphere, log burner fire set into featured surround with tiled hearth and wooden mantle, TV Aerial point, radiator.

Kitchen/Dining Room
14'4" x 14'1"
Fitted with a range of wall and base unit with featured worktops over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer taps, integral double cooker including microwave, four ring electric hob with stainless steel extractor hood over, integrated fridge/freezer, dishwasher and washing machine, ample space for a dining table, partly tiled walls, radiator, pedestrian door to the rear aspect leading into the garden.

Conservatory
11'1" x 8'10"
Insulated 'Thermotec' pitched roof, windows to three aspects, radiator, French double opening patio doors leading out into the beautiful rear garden.

Bedroom 1
12'5" x 10'9"
Spacious double bedroom, built in wardrobes and storage, overlooking beautiful views of the garden.

Bedroom 2/ Dining Room
13'10" x 8'10"
Spacious double bedroom, radiator, opening into the conservatory.

Bedroom 3
6'8" x 11'7"
Double bedroom with radiator, overlooking beautiful views on the garden, built in storage wardrobes.

Shower Room
8'3" x 7'0"
Comprising walk in shower 'wet room' style with electric shower over, wash hand basin with stainless steel mixer tap set into vanity unit, w.c, heated towel rail, modern featured mermaid board to the walls.

Driveway
Spacious paved driveway providing off road parking for several vehicles.

Garage
18'3" x 8'6"
Up and over door, power and lighting, gas meter, consumer unit, loft hatch, wall mounted boiler.

Garden
The property is fronted with double opening wrought iron gates which open up onto the driveway, with a well tended laid to lawn garden featuring a variety of trees and shrubbery throughout. To the rear of the property you will find a spacious and privately enclosed garden which is mainly laid to lawn with fencing and hedging to the boundaries. The expansive garden features an abundance of established plants and fruit trees throughout and is south facing, so it's ideal for soaking up the sunshine or dining Alfresco. Paved footpaths to either side of the bungalow provide access to the front of the property.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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.

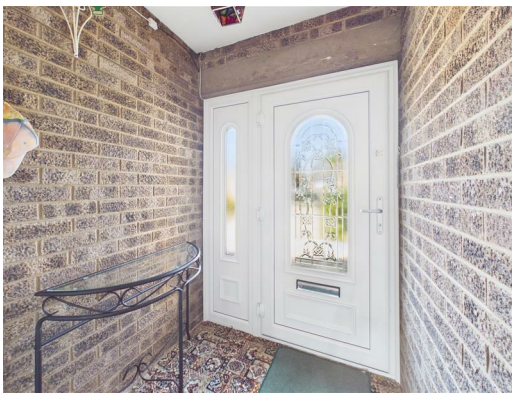
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.





























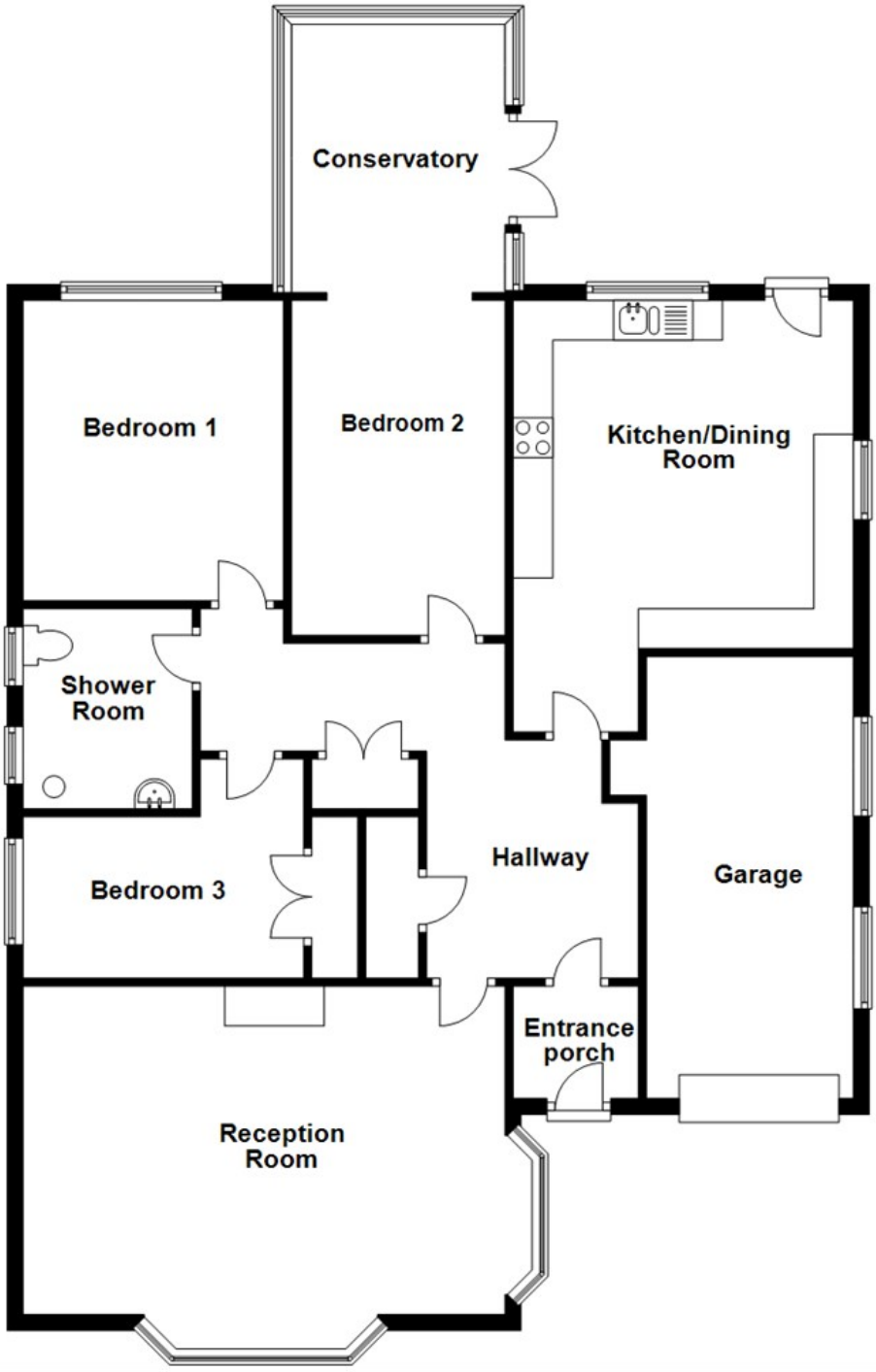






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Call Us To View On 01507 860033
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Ground Floor



Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and it will become Legbourne Road then at the round-a-bout take the second Exit onto the A157. Continue on this road and bare right onto Station Road. Turn right onto Mill Lane and Carisbrooke can be found a short way down on the left hand side.

