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Barfield Legbourne Road
Louth
LN11 8LQ

Offers in Excess of £350,000

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Property Description
NO FOWARD CHAIN! Property has close to an acre of land!! **Opportunity to further develop and build on the land subject to the necessary approvals.** **Useful outbuildings with potential for annex conversion subject to permissions.** This residential property is situated on the sought-after Legbourne Road in the historic market town of Louth, this detached property presents an exciting opportunity for buyers seeking a home with scope, versatility, and generous outdoor space. Requiring a scheme of modernisation throughout, the property offers excellent potential to create a superb family home tailored to individual tastes and requirements. The accommodation currently comprises a welcoming lounge, spacious kitchen-diner, three well-proportioned bedrooms, and a family bathroom. Externally, the property truly stands out thanks to its extensive grounds to the side and rear, offering ample space for further development opportunities, subject to any necessary consents. Previously operated as boarding kennels, the property still retains a substantial number of kennel buildings and associated facilities, making it an ideal prospect for those looking to continue a similar business venture or repurpose the space for alternative uses. In addition, there are several useful outbuildings which may lend themselves to conversion into an annex, home office, workshop, or additional accommodation, again subject to the relevant permissions. To the front of the property there is off-road parking for multiple vehicles along with a front garden setting the home back from the road. Offering huge potential in a desirable location, this unique property is ideal for investors, developers, business owners, or families looking for a project with substantial future possibilities.

Lounge
22' 10" x 12' 1" (6.96m x 3.68m)
The lounge has tri aspect windows, a radiator and a carpeted floor.

Kitchen/Diner
22' 9" x 15' 3" (6.93m x 4.66m)
The kitchen-diner has tri aspect windows, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer and a good space for a dining table and chairs.

First Floor Landing

The first floor landing has a window to the rear elevation and a carpeted floor.

Bedroom One
15' 2" x 12' 6" (4.63m x 3.81m)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor.

Bedroom Two
12' 5" x 12' 1" (3.79m x 3.68m)
Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three
12' 0" x 9' 11" (3.67m x 3.02m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
9' 9" x 9' 2" (2.98m x 2.79m)
The bathroom has an opaque window to the rear elevation, tiled walls and flooring, a WC, basin, bath and a shower.

Outside

With a lawn and parking to the front. The only to fully appreciate all the land and outbuildings is by viewing. There is the possibility to create an annex subject to planning with the ex shop to the left of the property. There are also several outbuildings to the rear, numerous kennel blocks and also a large area of grass which continues down to the bottom of the land.





Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti









Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



Total floor area 328.8 m² (3,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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