



1 Legbourne Road

Louth

M A S O N S

SINCE 1850

I Legbourne Road

Louth
Lincolnshire LN11 8ES



A home with unique personality and lifestyle

Gallery landing and 4 first floor bedrooms

Ensuite shower room and elegant bathroom

Open-plan sitting room and dining room

Open-plan breakfast-kitchen and living room

Ample driveway, parking and garage

Enclosed garden with lawn, patios and pergola

Gas central heating system, multi-fuel stove

A superbly presented, detached Period house, full of unique, individual character creating a lifestyle opportunity, combining original style with modern amenity. Four first floor bedrooms, en suite shower to bedroom one, exceptional modern bathroom with bath and shower, elegant hallway, stairs and landing. Open plan lounge and dining room, open plan living room and fitted breakfast kitchen with appliances. Gas central heating system, uPVC double-glazed windows, driveway, spacious off-road parking, garage and attractive lawned garden with patios and pergola.

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The Property

A superbly presented and greatly improved detached house dating from around the turn of the 20th century and positioned in an established residential area of Louth. The property has a handsome, traditional double-fronted main elevation with two feature bay windows and a central canopy porch.

The house is brick built in contrasting red and buff brickwork, partly rendered with uPVC double-glazed replacement windows and rear French doors, all set under a concrete tiled roof. Heating is by a gas central heating system with combination boiler installed around 9/10 years ago and supplemented by a multi-fuel stove in the living room and a gas fire in the lounge.

The accommodation has an elegant Period feel, yet decorated in contemporary colour schemes and retaining many original features

The living accommodation on each side of the central hall is open plan from front to rear, creating a feeling of space with French doors out onto the rear patio and garden.

There are 4 bedrooms on the upper floor with ensuite shower room to the master and a stunning contemporary bathroom combining elegance with modern amenity. The driveway and forecourt provide parking space for a number of cars and the left garage of three belongs to the house - two neighbouring property owners have rights of access to the other two garages in the block and can park in front of these.

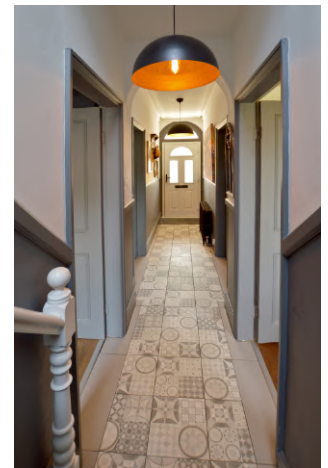
The rear garden is lawned, enclosed and secure with patios by the house and at the end of the garden.

Ground Floor

The main entrance into the house is at the front of the property between the two attractive bay windows and comprises a decorative, pillared surround with Rosemary-style tiled **canopy porch** on substantial shaped brackets over a composite part-glazed (double-glazed) front door.

The door is finished in dark green externally and white internally and opens into the **entrance hall** – a welcoming reception area with decorative ceramic tiling to the floor, high coved ceiling, dado rail and a cast iron column radiator.

There is an attractive shaped archway to a rear hallway with staircase leading off to the first floor, and having a white-painted handrail and turned newel posts. Lighting is by two ceiling light points and there is a smoke alarm. Moulded four-panel doors open to the two front reception rooms and from the rear hallway to the dining room and kitchen.





The **lounge** is positioned at the front of the house with a large walk-in front bay window, having uPVC double glazing, white Venetian blinds and moulded panelling to the base.

A feature fireplace is finished in contrasting black and white with pillared surround, deep mantel shelf, hearth and an inset, flame-effect gas fire. Cast iron column radiator, exposed floorboards, moulded dado rail, picture rail and deep coving with circular rose to the ceiling light point.

By the chimney breast there are two wall shelves and a framed walk-through square opening at the rear creates a semi-open plan feel with the dining room beyond.

The **dining room** has an oak-effect, ceramic-tiled floor, a side window and rear double-glazed French doors onto the patio and garden.

There is a built-in base cupboard with moulded doors to the side of a chimney breast, a ceiling light point, moulded picture rail and easy access via the rear hallway from the kitchen.



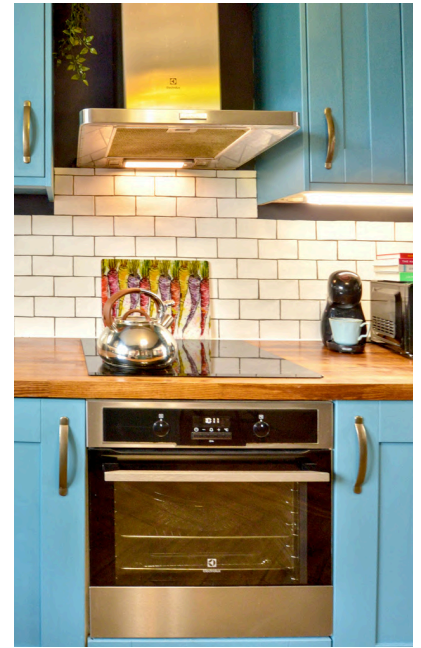


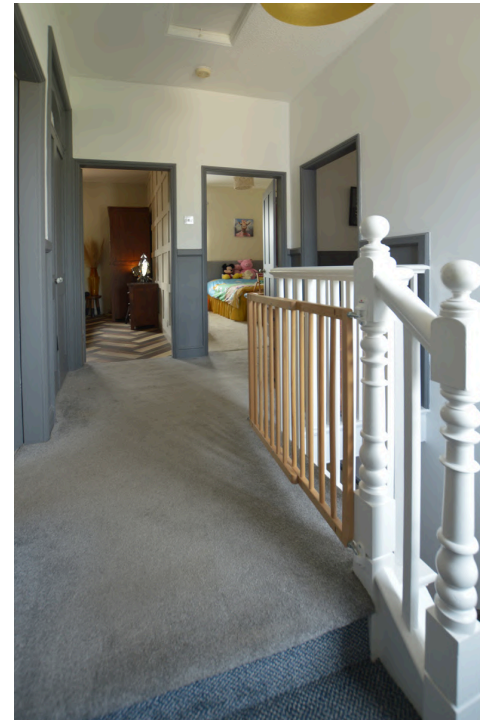
Also positioned at the front of the house is the third reception room – **the living room** – which is semi-open plan through a wide, square walk-through opening with inset oak-topped plinth to the kitchen beyond.

This room also has a large, double-glazed front bay window with moulded panelling beneath and Venetian blinds. The herringbone pattern, oak-effect ceramic-tiled floor is a feature of this room, together with deep coving to the ceiling and circular rose to ceiling light point, moulded dado rail and a cast iron column radiator.

The main focal point is particularly handsome natural brick, arched feature fireplace with an inset cast iron, multi-fuel stove, brick recess to each side and rustic display shelves.

The **breakfast-kitchen** has a range of built-in furniture painted in peacock blue and comprising base cupboard units, a drawer unit, oak block work surfaces with a white enamel, single drainer sink unit and lever mixer tap, wall cupboards and pelmet lighting beneath lighting up the work surfaces. The cooking appliances are by Electrolux and comprise a built-in electric oven with grill, an induction ceramic hob over and a stainless steel cooker hood with downlighter. In addition, there is an integrated, faced Beko dishwasher, an integrated, faced refrigerator and the cupboard above this houses the gas-fired combination central heating boiler with wi-fi controller. The work surfaces have white Metro-style ceramic-tiled splash-backs and above the sink unit is a rear window with roller blind overlooking the rear garden. The work surfaces extend to form a peninsula breakfast bar and there is a ceiling light point. A framed walk-through opening from the kitchen leads to a **rear lobby** with oak-effect, ceramic-tiled floor, double-glazed French door to the patio and garden, coat hooks to wall plaque and a large, deep, understairs framed recess.





First Floor

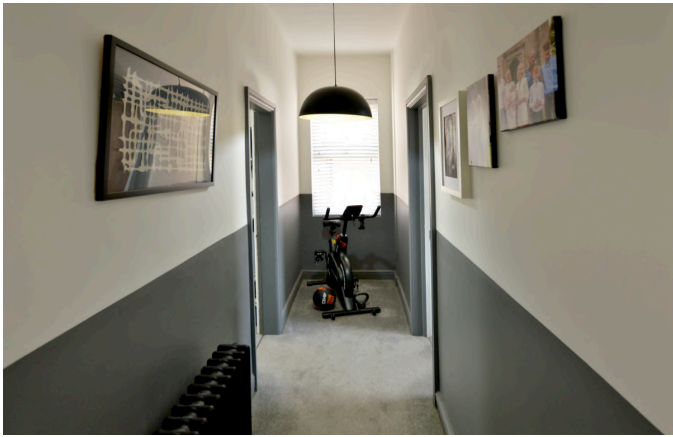
The return staircase from the rear hallway leads up to the first floor via kite-winder turning steps to an **L-shaped landing** with white-painted, pillared balustrade around the stairwell, forming a gallery. A feature curved dado rail follows the stairs and the landing is flooded by natural light from a feature high-level, arched window on the rear elevation.

The ceiling has a hatch access to the roof void and a smoke alarm. Double doors painted in grey with shaped moulding over give access to a deep, built-in double wardrobe with shelving and clothes rails. Four-panel doors lead off to bedrooms one, four and the bathroom with a walk-through opening to an inner landing.

Bedroom one is at the front of the house and has a vinyl floor covering with a herringbone pattern and contrasting timbers, together with a front window having oak-effect Venetian blind and a white column radiator. A feature wall has painted panelling on one side and there is a white, four-panelled door set into an angled opening into the **ensuite shower room**.

This has a corner ceramic-tiled cubicle which is splash-boarded in a light grey herringbone design and a black-framed, glazed surround with curved double doors, matt black thermostatic shower mixer unit, handset and drench head. A white suite comprises a low-level WC and bracket wash hand basin with a white, ladder-style radiator/towel rail adjacent and extractor fan over. There is a high-level shelf, ceiling light and high-level window on the side elevation.





A framed opening from the main landing leads to an **inner side landing** which has a cast iron column radiator, side window with Venetian blind and doors off to bedrooms two and three. **Bedroom two** is a double room at the rear of the house with a rear window having white Venetian blind, high-level shelf and a ceiling light point.

The present owner has a day bed in **bedroom three**, which has a front window with Venetian blind, a column radiator in white, wall shelves and ceiling light point. The **fourth bedroom** is also at the front of the house, with a white column radiator, arched double-glazed front window with white Venetian blind and ceiling light point. To one side there is feature wall panelling.



The **bathroom** is a special room in this house, elegant with stylish fittings, stone-effect ceramic-tiled walls and floor, bathroom fittings in matt gold and a complementary ladder-style radiator/towel rail. There is a white floor-standing, double-ended bath of flared design with a tall, floor-mounted pillar tap having shower handset. The square design, low-level, dual-flush WC has a concealed cistern in a tiled surround with plinth. The ornately moulded rectangular glass wash basin is set on a wide, white plinth with tall pillar tap and oak shelf under. Lighting is by LED downlighters and there is a ceiling extractor fan and a large LED backlit circular wall mirror over the wash basin. The easy access corner ceramic-tiled shower has a feature arched, glazed side panel and shower mixer unit with drench head and handset.







Outside

The house is positioned behind a gravelled forecourt, ideal for flower pots and tubs, with a capped, brick-built front boundary wall surmounted by ornamental railings and twin pillars to an arched, wrought iron gate which opens onto a concrete pathway leading to the front entrance with curved steps up to the front door. To the right side is the gravelled driveway which is shared with two adjoining properties giving access to three garages in a block at the rear, of brick and block construction with concrete-tiled roof and the left of these belongs to number one. There is ample space to park vehicles in front of the house, at the side (leaving sufficient space for access) and at the rear, on the approach to the owned garage.

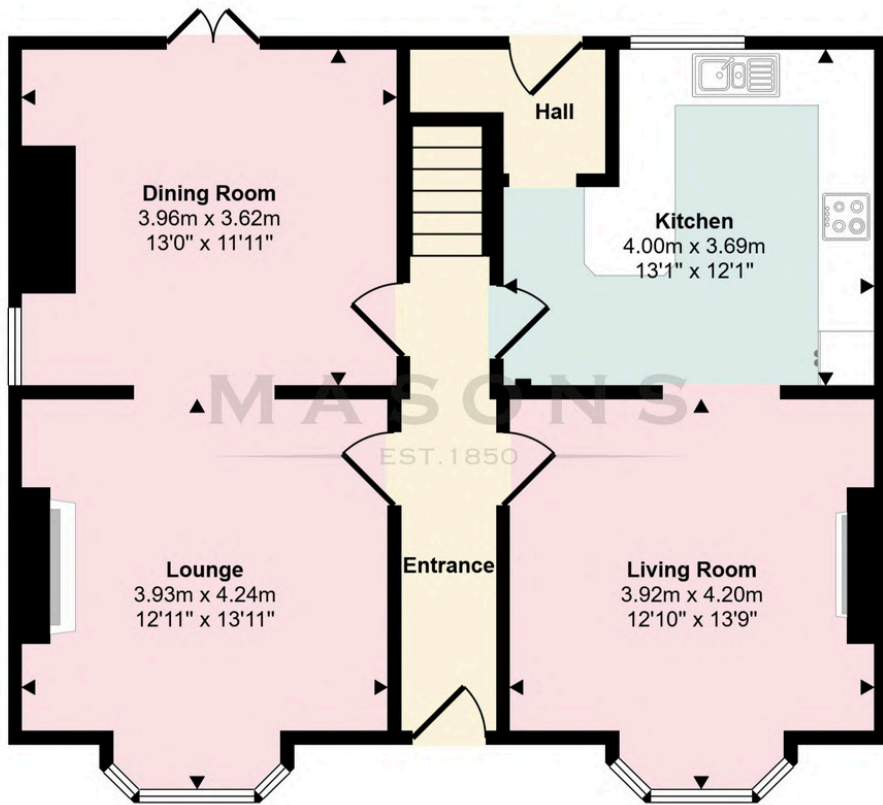




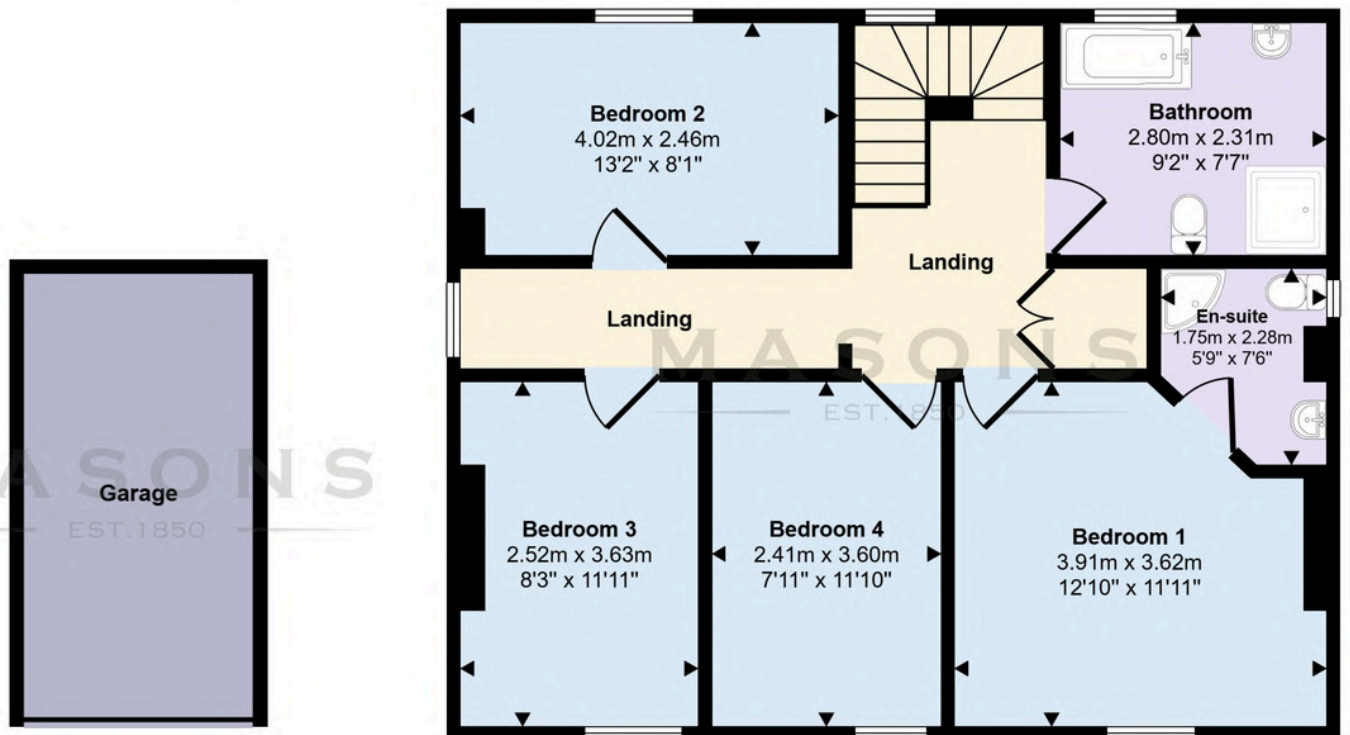
The **garage** has an up-and-over front door, electric light and power points. To the rear of the house and screened from the driveway by fencing with trellis work panels over for climbing plants, is the main garden. Immediately to the rear of the house there is a flagstone patio accessed from the French doors from the dining room and the rear lobby with an outside lantern by the latter.

The patio forms a sheltered seating area for al fresco dining and there is a timber-built tiled log store against the rear wall of the house and gravelled area ideal for flower pots and tubs. From the patio, a pathway leads along the side of a long lawn with shrubbery beds and complementary timber fencing with trellis work for climbing plants over. A further large flagstone patio has been created at the far end of the garden for daytime sun, with a substantial pergola over, ideal for outside light chains and with a long, timber-built base unit and recess for barbecue. A fenced surround screens this area and beyond, there is a pedestrian access for the two neighbouring properties, leading from their garages to their rear gardens.





Ground Floor
Approx 70 sq m / 751 sq ft



Garage
Approx 10 sq m / 111 sq ft

First Floor
Approx 68 sq m / 735 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.

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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.



The Lincolnshire Wolds and The Coast

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.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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: ///flashback.instructs.develop

Directions

From St James' Church in the centre of Louth, proceed along Uppgate in a southerly direction to the traffic lights. Turn left onto Newmarket and continue for around 1 mile. Follow the road into Kenwick Road and pass the White Horse Inn on the right. Immediately after the left bend into Legbourne Road, the property is on the left.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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