



# CHOICE PROPERTIES

*Estate Agents*

Sundown Station Road,  
Legbourne, LN11 8LH

No Onward Chain £249,950



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom semi-detached house, located in the sought after and desirable village of Legbourne. Offering ample living space and further benefitting from well kept gardens to the rear, early viewing is certainly advised!

Benefitting from double glazing throughout and oil fired central heating, this spacious accommodation comprises:

### **Entrance Hall**

5'4" x 5'2"

Front uPVC door leading into the entrance hall with a telephone point, under stair storage cupboard, the wall mounted thermostat, stairs to the first floor and doors to:

### **Reception Room**

19'0" x 12'3"

Light and airy reception room benefiting from sliding patio doors out to the rear garden and fitted with an open fire set in a feature surround, TV aerial, ample space for a dining table and a built in storage cupboard.

### **Kitchen**

9'10" x 11'1"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, integrated dishwasher, space and plumbing for a washing machine, tiled flooring and partly tiled walls. Door to:

### **Landing**

13'0" x 6'0"

With access to the sizeable loft, which is fully boarded, a built in airing cupboard housing the hot water cylinder and doors to:

### **Bedroom 1**

17'2" x 11'7"

Remarkably spacious double bedroom benefiting from two windows to rear aspect and an array of fitted wardrobes.

### **Bedroom 2**

9'11" x 9'10"

Double bedroom.

### **Bedroom 3**

8'6" x 11'1"

Double bedroom.

### **Bathroom**

5'5" x 5'4"

Fitted with a panelled bath tub with single hot and cold taps and mains fed shower over, hand wash basin with mixer tap; built into vanity, tiled walls, tiled flooring and a heated towel rail.

### **WC**

5'6" x 2'9"

Fitted with a WC with cistern lever and tiled flooring.

### **Driveway**

Providing ample off road parking.

### **Garage**

8'2" x 18'8"

With an electric roller door, power and lighting and ample space for appliances including a large 'American' style fridge/freezer which is fully plumbed in and included with the sale.

## **Garden**

To the rear of the property is an enclosed, well kept garden with hedges to the boundaries. The garden is laid mostly to lawn for ease of maintenance.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

### **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **Making An Offer**

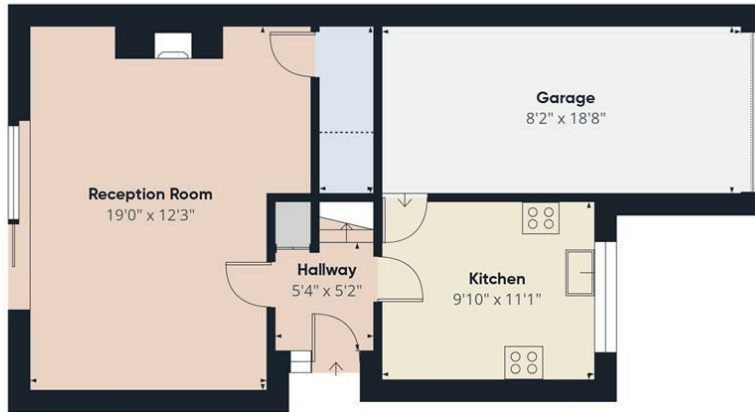
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

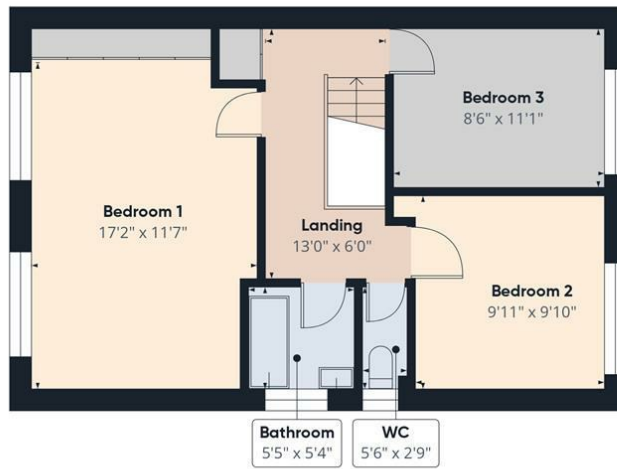
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1109 ft<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From Louth head out of town along Newmarket/Kenwick Road in the direction of Legbourne. As you enter Legbourne and go past the 30 miles per hour sign, the property can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

