



CHOICE PROPERTIES

Estate Agents

2 Albert Cottage, Chapel Lane,
Legbourne, Louth, LN11 8LW Price £325,000



Choice Properties are delighted to bring to market this charming three bedroom semi-detached cottage nestled in a quiet location on Chapel Lane situated in the sought after countryside village of Legbourne. The property is beautifully presented and is packed with modern yet characterful rooms including three double bedrooms, two bathrooms (one upstairs, one downstairs), two living rooms, a dining area, and a conservatory. To the exterior, the property boasts a spacious brick built outbuilding featuring a utility room and wc, an impressive garden full of life and colour, and driveway space for several vehicles. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

Entrance Hall

4'2 x 4'7

With composite entrance door, exposed brick walls, and high arched ceiling. Radiator. uPVC window to front aspect. Internal door to hallway.

Hallway

2'8 x 2'11

Staircase leading to first floor landing. Thermostat. Internal door to sitting room.

Sitting Room

11'4 x 12'9

Fitted with a large uPVC window to front aspect. Impressive fireplace with tiled hearth and surround. Fitted bookshelves. Radiator. Power points. Tv aerial point. Telephone point. Consumer unit in box unit. Hardwood internal door to dining room.

Dining Room

10'3 x 15'3

With four door aga set in fireplace with metro tiled surround. Under stairs storage cupboard used as a pantry space. Double opening hardwood door to living room. Part tiled, part karndean flooring. Space for fridge freezer. Space for dining room table. Plethora of fitted storage space. Radiator. Power points. Opening to kitchen.

Kitchen

8'1 x 9'9

Fitted with a range of shaker style wall and base units with work surfaces over. Tiled flooring. Space for four ring range cooker with extractor hood over. One and a half bowl ceramic sink with mixer tap and drainer. Dual aspect uPVC windows. Velux window. Spot lighting. Space for under counter fridge freezer. 'Worcester' gas boiler (fitted in January 2026) in box unit. Part metro tiled walls. Underfloor heating. External uPVC door leading to rear garden. Hardwood internal door to rear hall. Thermostat. Power points. Radiator.

Living Room

13'0 x 12'0

Fitted with an impressive fireplace with log burner with stone hearth, brick surround, and hardwood mantel. Dual aspect uPVC windows. Radiator. Power points. Tv aerial points. uPVC French doors leading to conservatory.

Conservatory

4'3 x 8'7

With uPVC windows to all aspects. External uPVC door leading to garden.

Rear Hall

3'4 x 2'7

With exposed brick wall. Tiled flooring. Internal door to downstairs shower room.

Shower Room

4'4 x 5'5

Fitted with a three piece suite comprised of a fully tiled shower cubicle with electric shower, a low level wc, and a wash hand basin set over vanity unit with single taps. Chrome heated towel rail. Tiled walls. Frosted uPVC window to rear aspect. Extractor. Spot lighting. Underfloor heating.

Landing

2'7 x 4'10

With hardwood doors to all first floor rooms. Access to loft via loft hatch. Radiator. Power points.

Bedroom 1

13'1 x 12'0

Double bedroom with dual aspect windows to front and rear aspect. Access to loft via loft hatch. Feature fireplace. Hardwood flooring. Radiator. Power points.

Bedroom 2

8'7 x 12'8

Double bedroom with large built-in storage cupboard used as a fitted wardrobe. Feature fireplace. Hardwood flooring. Large uPVC window to front aspect with extensive views.

Bedroom 3

10'6 x 7'11

Small double bedroom with uPVC window to rear aspect. Hardwood flooring. Radiator. Power points.

Bathroom

13'5 x 7'10

Fitted with a three piece suite comprising of a free standing bath with chrome mixer tap and shower with waterproof panelled splashback over, chain pull flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Spot lighting. Extractor. Feature fireplace. Large built-in storage cupboard housing the hot water tank. Radiator. Frosted window to rear aspect. Karndean flooring.

OUTBUILDING

Utility Room

3'8 x 11'1

Fitted with a range of wall and base units with oak work surfaces over. Plumbing for washing machine. Part tiled walls. Belfast sink with hot and cold taps and integral drainer. uPVC window to side aspect. Velux window. uPVC entrance door. Power points.

WC

3'8 x 5'0

Fitted with a push flush wc and a wall mounted wash hand basin with mixer tap and splash back. Frosted window. Hardwood entrance door.

Storage Room

6'1 x 6'1

With exposed brick walls. Power and lighting. Hardwood entrance door.

Garden

The property benefits from an abundance of enclosed garden space found to the side and the rear of the property. The property features a variety of different spaces including an orchard, a traditional laid to lawn garden, a patio, a paved potting area, vegetable patches, and sheltered outdoor seating space. All these spaces are packed with a multitude of different mature plants, trees, and shrubs which flood the entirety of the space with a kaleidoscope of colour and life. There are also stone footpaths that travel across the outdoor area which connect these different garden spaces together.

Driveway

Driveway providing off the road parking for several vehicles.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

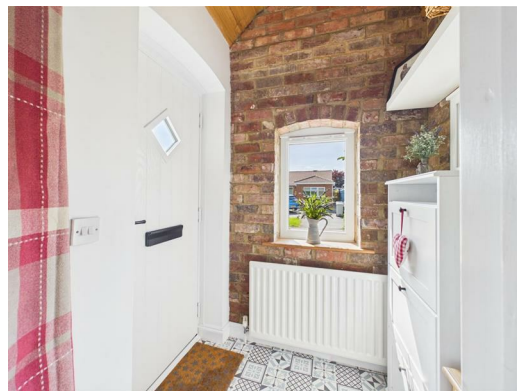
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

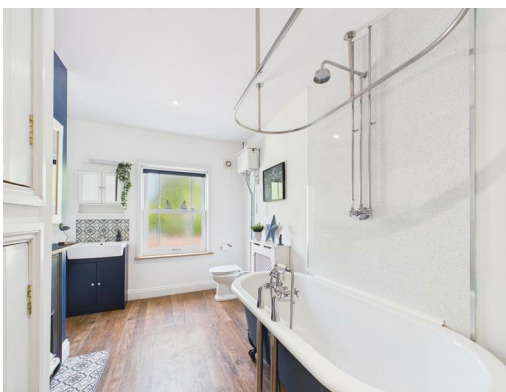
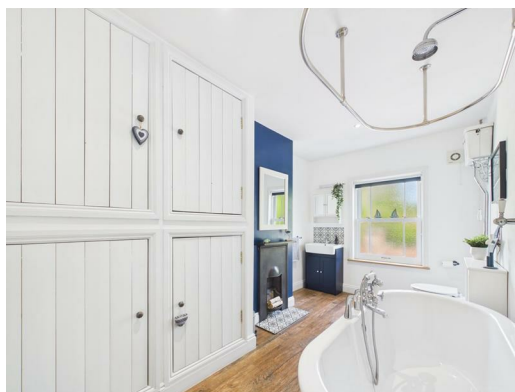
Making An Offer

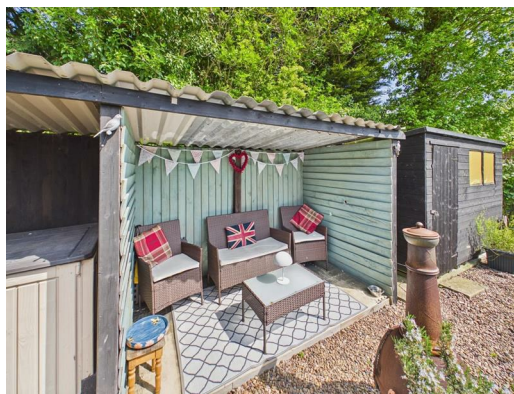
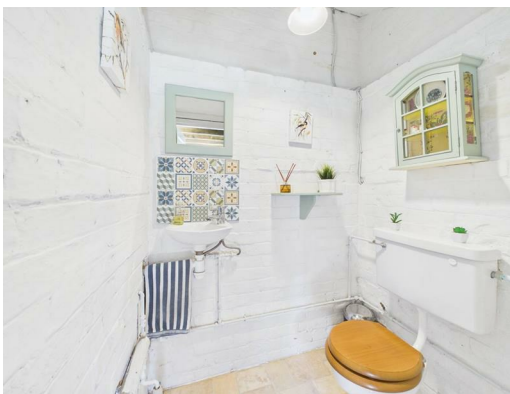
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

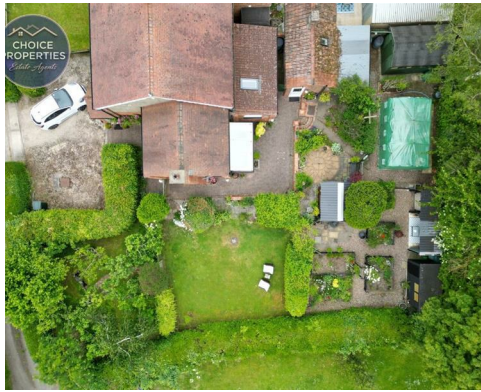
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

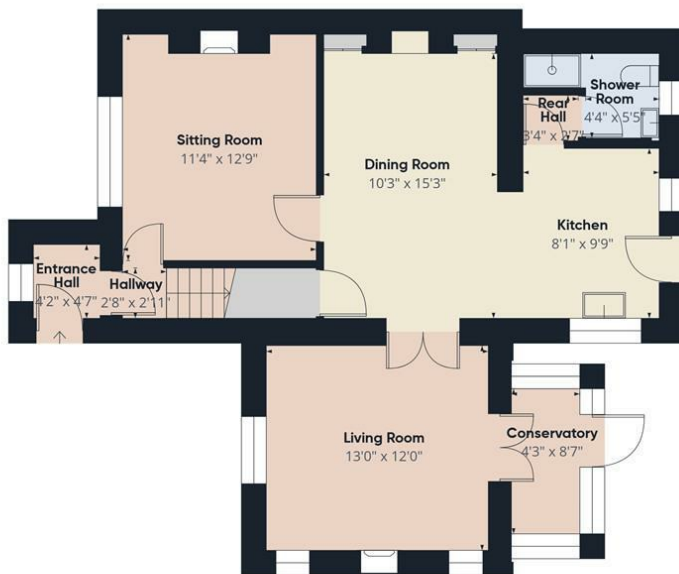
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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







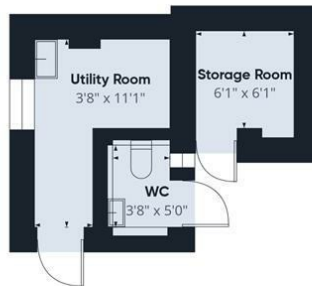




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1300 ft²

(1) Excluding balconies and terraces

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. Head through the village centre and past the church. Then turn right down Chapel Lane. The property can be found towards the end of this road on your left hand side.

