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CLEETHORPES
01472 200666

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



2 Househams Lane Legbourne Legbourne LN11 8LG

Fixed £400,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Situated on the desirable Househams Lane in Legbourne, this spacious detached family home offers versatile accommodation, generous outdoor space, and excellent parking, making it ideal for growing families seeking a peaceful village setting. The ground floor provides a superb range of living spaces, perfectly suited to modern family life. A welcoming lounge offers a comfortable place to relax, while the sitting room provides an additional reception space that could be used as a playroom or snug. To the rear of the property, the kitchen-diner forms the heart of the home, offering ample room for both cooking and family dining. A bright conservatory overlooks the garden, creating a lovely space to enjoy throughout the seasons. Completing the ground floor is a study, ideal for those working from home, along with a utility room and WC. To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home stands on a generous plot with gardens to the front, side and rear, offering plenty of outdoor space for family enjoyment. A double garage and ample driveway parking provide excellent practicality for multiple vehicles. Early viewing is highly recommended to fully appreciate the space and setting this wonderful family home has to offer.

Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and vinyl flooring.

WC

6' 3" x 3' 3" (1.91m x 0.99m)

The WC has an opaque window to the front elevation, a radiator, vinyl flooring, a WC and basin.

Lounge

20' 3" x 11' 11" (6.16m x 3.62m)

The lounge has a window to the front elevation, French doors to the conservatory, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

Conservatory

12' 9" x 11' 9" (3.88m x 3.58m)

The conservatory has tri aspect windows, French doors to the side elevation, a radiator and a tiled floor.

Sitting Room

9' 9" x 10' 9" (2.98m x 3.27m)

The sitting room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

13' 5" x 14' 10" (4.10m max x 4.51m max)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the rear, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer and plumbing a dish washer. There is also a space for a dining table and chairs.

Utility room

6' 4" x 5' 5" (1.93m x 1.66m)

The utility room has a window to the side elevation, vinyl flooring and plumbing for a washing machine.

Study

6' 4" x 6' 2" (1.93m x 1.88m)

The study has a window to the front elevation, a radiator and vinyl flooring.

First Floor Landing

With a window to the front elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

14' 5" x 14' 0" (4.40m x 4.27m)

Bedroom one has two windows to the side elevation, coving to the ceiling, two radiators and a carpeted floor.

En-suite

5' 3" x 6' 2" (1.60m x 1.88m)

The en-suite has an opaque window to the side elevation, a radiator and vinyl flooring. There is also WC, basin and a shower cubicle with a mains shower.

Bedroom Two

10' 1" x 11' 9" (3.08m x 3.59m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

10' 1" x 11' 11" (3.08m x 3.63m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Four

9' 10" x 11' 11" (3.00m x 3.63m)

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Family Bathroom

6' 7" x 7' 6" (2.01m x 2.28m)

With an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a WC, basin, bath and shower enclosure with a mains shower.

Double Garage

18' 8" x 18' 9" (5.68m x 5.72m)

With two up and over doors, one of which is electric. There are also electric sockets in the garage.

Outside

With a block paved driveway providing an abundance of off road parking space and space for a motor home etc. There are also established shrubs. The front garden is enclosed by a perimeter hedge with small lawn and then an area to the side which is a generous lawn with shrubs and a small natural pond area. Gates access to the rear garden from both sides. The rear garden is a great size with a further lawn, block paved patio area ideal for alfresco dining and a wide array of trees and established shrubs.



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 E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
115.0 sq.m. (1238 sq.ft.) approx.

1ST FLOOR
68.5 sq.m. (737 sq.ft.) approx.



TOTAL FLOOR AREA: 183.5 sq.m. (1975 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		