

MASONS

SALES & LETTINGS



1, Beaumont Place
Legbourne LN11 8FJ

MASONS

EST. 1850

Prominently positioned on a small exclusive development of just six homes in a sought-after rural village location this well-designed detached house features a 10.79m living/dining-kitchen, separate lounge, a large bespoke conservatory, family bathroom, study or home office/bedroom five, four double bedrooms, two ensuite shower rooms, a good size garden on the south side of the house and a double width driveway to a detached double garage.



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Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout on the outskirts. Take the second exit along the A157 and follow the road into Legbourne Village. In the village centre, turn right along Mill Lane just before the village shop and then follow the road until Beaumont Place is found just a few yards after the turning into Manor Park on the right. This small, exclusive development has a five-bar timber-gated entrance onto the block-paved roadway and number 1 Beaumont Place will be found by following the road around to the left and the house will then be on your left side.

The Property

Completed in the summer of 2019 this impressive and versatile detached family house is extremely efficient and economical to run, as a glance at the EPC graph will confirm. The property has brick-faced principal walls and uPVC double-glazed windows beneath a pitched timber roof structure covered in clay pantiles and a detached double garage has been designed and built to complement the house. The main roof of the property extends in traditional "cat slide" style over the projecting rear wing.

Heating is by a gas central heating system with an A rated boiler and under ground-floor heating with a mains pressure hot water system. There is a rainwater harvesting system in place and a heat recovery system. An electronic security alarm is fitted, and the internal doors have an oak veneered finish. Window blinds are included in the sale

The present owner has commissioned an impressive conservatory of generous proportions facing the main garden on the south side of the house with a tinted double-glazed, mono-pitched roof and patio to the side and rear.

A double-width, block-paved driveway provides comfortable parking for four cars in front of the garage which has a remote-control motorised door and a side pedestrian door. The driveway is screened from the main garden by a tall brick wall, creating a sheltered dining and seating patio by the conservatory.

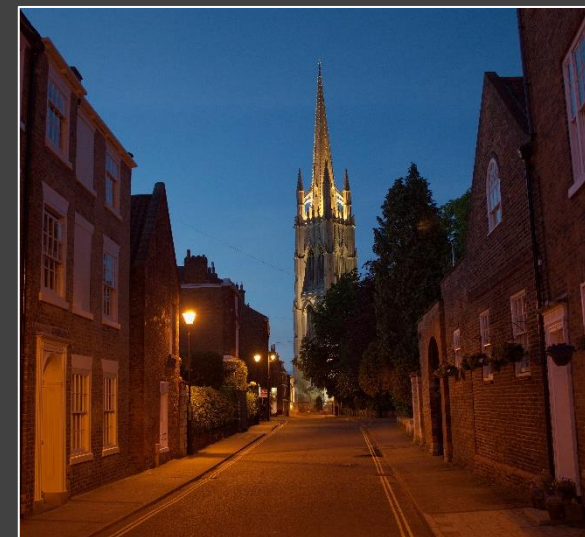
In addition, improvements to the master ensuite shower room were commissioned in the form of two double-glazed skylight windows making this a light and airy room. The house enjoys the balance of a 10-year LABC warranty.

Location

Legbourne is undoubtedly one of the most sought-after country villages in the Louth area of Lincolnshire and has a strong local community with many interests centred around the parish church, the East Wold junior school, a village hall with playing field adjacent and the local country pub.

There is a village shop and Mill Lane leads to a walk along the side of the village ford to the Royal Oak pub known locally as The Splash, within the adjoining picturesque village of Little Cawthorpe on the fringe of the Wolds. The Georgian market town of Louth is around 3.5 miles away and boasts a bustling atmosphere with an interesting

Conservation Area, a range of individual shops and many recreational facilities including a cinema, theatre, sports centre, bowls, golf club and tennis academy. There are regular open air markets in the town centre and a weekly livestock market. Louth has excellent schools including the King Edward VI Grammar School and the Kenwick Park leisure centre is positioned between Louth and Legbourne with a further golf course and an equestrian centre.



St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

Photo Schedule



















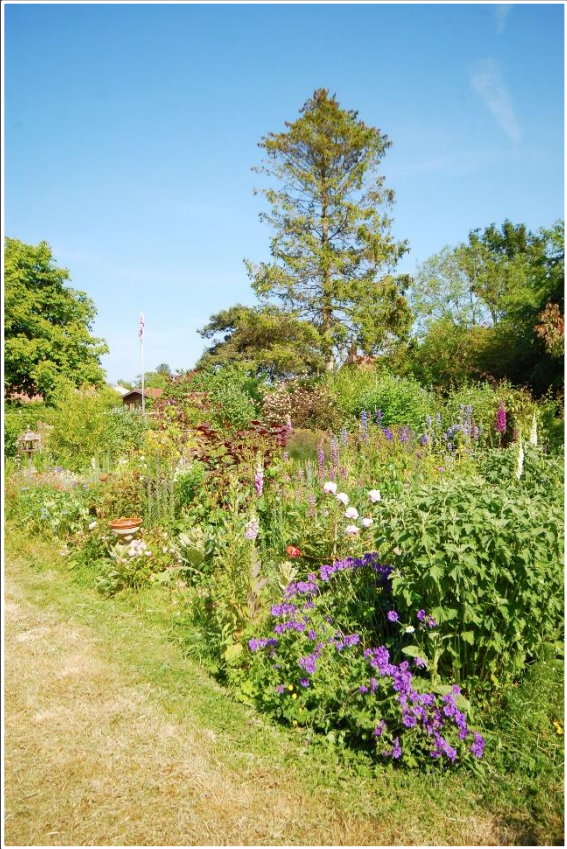












Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Pan-tiled Canopy Porch

With suspended timber frame and brackets finished in white paintwork. Composite woodgrain effect front door with double-glazed centre window pane and finished externally in black and internally in white. External up/downlighter at the side.

Entrance Hall

A spacious hallway with porcelain ceramic tiled flooring which extends throughout the ground floor living accommodation (contrasting ceramic tiled floor to the conservatory). Return staircase with pine pillared balustrade and kite-winder turning steps leading up to the first floor. Front window, digital control for the underfloor heating, mains smoke alarm and oak veneered glazed double doors on library hinges allowing total fold-back and opening into the lounge.

Lounge

An attractive reception room with two windows on the front elevation and double-glazed French doors opening onto the patio on the south side of the

house and having double-glazed panel to each side. Two ceiling light points, digital under-floor heating controls and sockets for a wall-mounted TV.

Living- and Dining-Kitchen

An exceptionally spacious contemporary room providing fashionable open plan living space beyond the well-fitted kitchen and having a maximum depth of 10.78m by a maximum width of 8.15m.

As previously mentioned, the ceramic tiled floor extends throughout this area with underfloor heating by digital control. There are two windows to the front elevation, three windows to the rear elevations and French doors with a pair of double-glazed side panels on each side onto the conservatory.

The kitchen is fitted with a range of units in Oxford blue woodgrain effect with matt, brushed metal handles and quartz work surfaces/upstands with a sparkle finish over the base units and to an island unit. There are base cupboards and drawers including wide pan drawers under a gas, stainless steel five ring hob, a Neff electric double oven with grill, Neff faced dishwasher and faced fridge freezer.

Stainless steel one and a half bowl sink unit and tall mixer tap with hose. Matching range of wall

cupboard units with downlighters beneath and tall shelved cupboards. The island unit has a base cupboard beneath, a glass-fronted wine cooler and a wrap-around breakfast bar. There is a door to a tall built-in cupboard providing storage and housing the manifolds for the heating system.

Connecting door to the:

Utility Room

With roll-edge work surface over a twin recess providing space with plumbing for washing machine and space for a tumble dryer; adjacent there is a tall cupboard unit matching the units in the kitchen and within the upper section is the Ideal Logic condensing gas-fired central heating boiler.

Rear composite door to outside in white woodgrain effect internally and black external finish, fitted with centre double-glazed pane. Trap access to the wing roof void. There is a further digital underfloor heating control for this area. Connecting door to the:

Cloakroom/WC

White suite of low-level, dual flush WC and corner pedestal wash hand basin. Chrome ladder-style radiator/towel rail, two ceiling LED downlighters and metal cased electricity consumer unit with MCBs. The ceramic tiled

floor extends from the living kitchen into the utility room cloakroom/WC.

Conservatory

Enjoying a feeling of space with a tinted double-glazed, mono-pitched roof, there is a maximum floor to ceiling height of 3.24m and a ceramic tiled floor together with up/down lighter and a rear double-glazed, double patio door to outside. Ventilation is achieved by two automatic motorized roof skylight panels.

First Floor

Landing

A good size with pillared balustrade extending from the staircase to form a gallery area above and double doors opposite open into the airing cupboard which contains an insulated hot water cylinder and linen shelving. Trap access to the roof void, mains smoke alarm, ceiling light point and three light points for a chandelier over the staircase.

Master Bedroom

A double bedroom with window to the side elevation, radiator, TV point and digital wall-mounted thermostat for the first-floor heating. There is a good-sized built-in range of wardrobes

having sliding glass doors. Connecting door from the bedroom into the:

Ensuite Shower Room

An attractive, bright and airy room with two double-glazed skylight windows and a small window to the side elevation. There is a white suite of low-level, dual-flush WC and a vanity wash hand basin with cupboard under, together with the shower cubicle which has a thermostatic shower mixer unit with drench head and handset on wall rail, together with folding glazed screen door. Two spotlights, LED illuminated mirror, two chrome ladder-style radiator/towel rails and oak-effect vinyl floor covering. The shower cubicle has a ceramic tiled enclosure with a contemporary horizontal pattern design mirrored by border tiles to the part-tiled walls.

Bedroom 2 (front)

An L-shaped double bedroom with radiator and window to the front elevation. Connecting door to the:

Ensuite Shower Room

White suite comprising a low-level, dual-flush WC, vanity wash basin with cupboard beneath, LED illuminated wall mirror and glazed screen door with side panel to the wide ceramic tiled

shower cubicle with tiling complementing that of the master bedroom ensuite. Radiator, five LED downlighters, part ceramic tiled walls and shaver socket. Vinyl oak-effect floor covering and two chrome ladder-style radiator/towel rails.

Bedroom 3 (front)

A further L-shaped double bedroom with radiator and window to the front elevation.

Bedroom 4 (rear)

This further versatile bedroom is presently used as a dressing room and fitted with an open-fronted range of wardrobes providing clothes hanging and shelf compartments from floor to ceiling on each side. Radiator, rear window and the room would readily re-convert into a bedroom if required.

Study/Home Office or Bedroom 5 (rear)

With radiator and window on the rear elevation.

Family Bathroom

White suite comprising panelled bath with glazed side screen and shower fittings to the mixer tap, low-level, dual-flush WC and vanity wash basin over a double cupboard. Ceramic tiled splash-backs extending to high level around the bath

and wall-mounted LED illuminated mirror. Vinyl oak-style floor covering, part ceramic tiled walls, shaver socket, four LED downlighters. Chrome ladder-style radiator/towel rail.

Outside

From Beaumont Place there is a block-paved, double-width driveway providing generous space to park four cars, and giving access to the:

Detached Double Garage

which has a remote-control motorized up and over door, power points, two strip lights and a side uPVC pedestrian door into the garden.

Gardens

The main entrance is approached from Beaumont Place over a slab paved pathway though a galvanized traditional metal post and rail fence, enclosing a well-stocked shrubbery garden with a complementary pathway across to the drive. The capped brick wall between the driveway and house has a tall screen close-boarded door allowing access into the main garden.

Positioned on the south side of the house, the main garden has been transformed into a summer wildflower meadow interspersed with

grass pathways and perennial trees and shrubs, all set behind a tall hawthorn hedge to Mill Lane. Of particular note are the fig tree, an oak from Tintern Abbey, wild cherry, apricot, 3 x Braeburn apple trees, Judas tree, eucalyptus, plum and cobnut. A red beech hedge separates a productive kitchen garden to the sheltered south side of the garage and there are hazel and green beech hedges to other areas.

A more typical lawned garden of excellent size could very easily be created if preferred.

A slab-paved patio extends out from the house around the conservatory and shaped to the gardens beyond, with shrubs at the side and climbing plants to the garage side wall. From the patio, a pathway leads around to the rear door of the utility room at the side of the house.

Exterior up/downlighters, floodlight over the garage door and outside tap with non-return valve.

Viewing

Strictly by prior appointment through the selling agent.

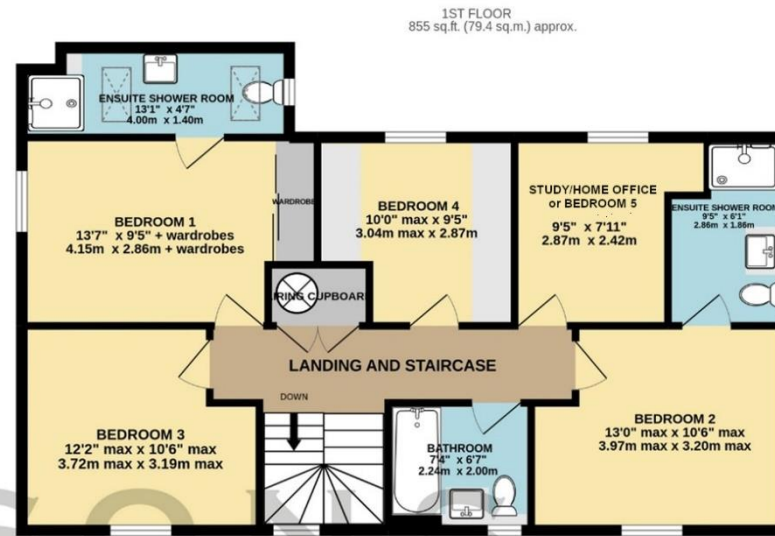
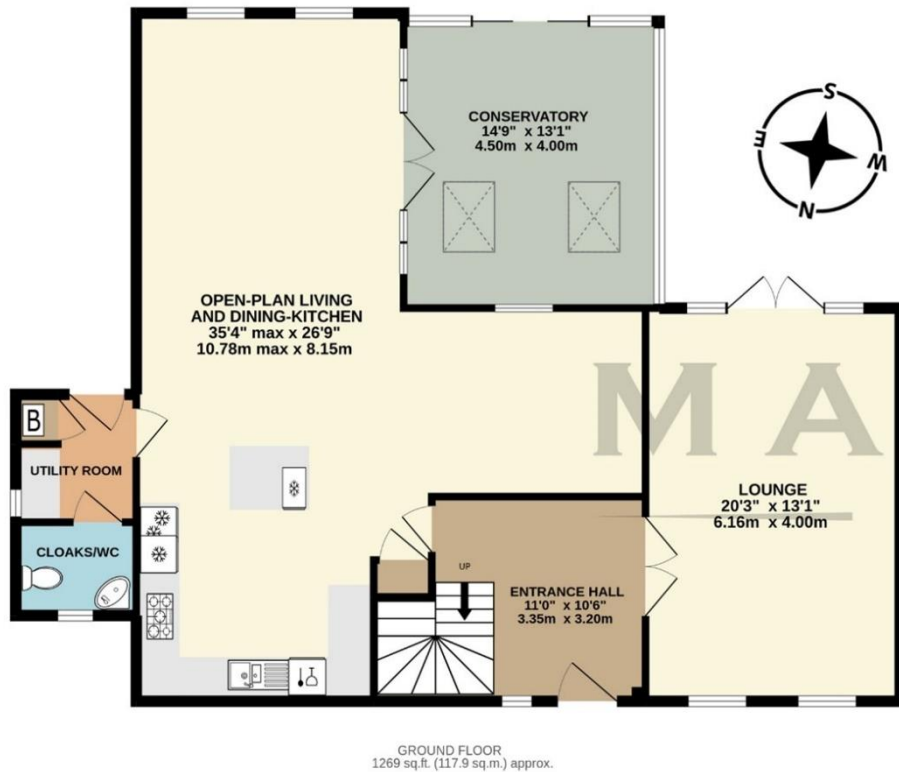
General Information

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. 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. The property is in Council Tax band F.



Floorplans and EPC Graph
 A PDF of the full EPC can be emailed on request



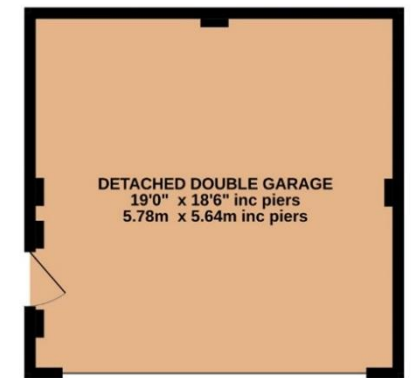
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TOTAL FLOOR AREA : 2471 sq.ft. (229.6 sq.m.) approx.

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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DETACHED DOUBLE GARAGE
 348 sq.ft. (32.3 sq.m.) approx.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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