



5 The Hollows Legbourne Louth LN11 8NF

£425,000

Council Tax Band D. EPC rating D

JOHN TAYLORS
EST. 1859

Located in a cul-de-sac position within the popular village of Legbourne, this well maintained, spacious detached house stands in a plot of around 0.18 acres and benefits from ample off street parking as well as generous accommodation. Outside, the property has an attached double garage, extensive block paved and tarmac gated driveway as well as an attractive rear garden which includes a useful home office/summerhouse. EPC rating D. Council Tax Band D.

Legbourne

The village of Legbourne is some 3 miles south-east of the market town of Louth. Amenities within the village, include a community centre and playing field, village shop, public house, primary school and day nursery. The nearby town of Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and a theatre.

Entrance Hall

With uPVC double glazed front door, laminate flooring, radiator, coved ceiling and thermostat control.

Cloak Room

With circular wash-basin & storage drawers below, WC, radiator, uPVC double glazed window, built-in cloaks cupboards, laminate flooring, digital central heating control panel, pedestrian access door to garage.

9'8" x 5'2" (3m x 1.59m)

Lounge

With Georgian style fireplace housing electric fire, uPVC double glazed window, radiator, TV aerial point, dado rail, coved ceiling and uPVC double glazed patio door opening to the conservatory.

19'4" x 11'9" (5.92m x 3.65m)

Dining room

With uPVC double glazed window, radiator and radiator cover, under stairs storage cupboard, coved ceiling.

15'8" x 10'5" (4.84m x 3.23m)

Conservatory

Having a brick base and uPVC double glazed windows and doors, tiled floor, electric plug sockets and light.

13'4" x 7'8" (4.09m x 2.4m)

Breakfast Kitchen

With fitted wall and base pine cupboards and drawers, granite effect worktops, PVC sink having mini sink, mixer tap and drainer board, integrated electric hob and extractor hood over, integrated oven and grill, kick board electric heater, tiled splash backs, uPVC double glazed window, laminate flooring, radiator, further uPVC double glazed window to side elevation, coved ceiling. 12'4" x 11'0"

(3.79m x 3.38m) &

12'3" x 10'1" (3.76m x 3.08m)



Utility room

With roll top worktops, plumbing for washing machine and space for a dryer, tiled splash backs, uPVC double glazed window, wall cupboards, laminate flooring, radiator, electric consumer unit, uPVC double glazed side entrance door.

7'9" x 5'9" (2.42m x 1.82m)

Stairs to first floor landing

With access to roof space, uPVC double glazed window, radiator and built-in airing cupboard housing hot water cylinder and storage shelving.

Bedroom 1

With uPVC double glazed window enjoying an open outlook beyond, dado rail, laminate flooring, built-in wardrobe and further built-in storage cupboard.

14' x 10'5" (4.29m x 3.23m)

En-suite shower room

With shower cubicle housing mains fed shower, wash basin, fitted cupboard units and worktop below, WC with concealed cistern, part tiled walls, uPVC double glazed window, shaver point, storage unit and mirror, radiator.

10'5" x 4'9" (3.21m x 1.52m)

Bedroom 2

With uPVC double glazed window, radiator and radiator cover.

15'4" x 8'7" (4.71m x 2.67m)

Bedroom 3

With uPVC double glazed window, radiator, access to roof space, shower cubicle housing mains fed shower.

10'6" x 10'1" (3.25m x 3.09m)

Bedroom 4

With uPVC double glazed window, radiator.

15'4" x 8'7" (4.71m x 2.66m)

Family bathroom

With 'P' shape panel bath having shower over and glass shower screen, wash basin and fitted storage cupboard and worktop below, WC with concealed cistern, tiled walls, shaver point, illuminated fitted mirror, chrome heated towel rail/radiator, uPVC double glazed window.

8'9" x 7'4" (2.72m x 2.28m)

Front garden

The garden includes shaped lawns, tarmac driveway and block paved paths, wrought iron entrance gates and brick walling to front boundary.

Rear garden

The spacious garden comprises of a block paved patio area and metal frame pergola, external lights, lawn, raised deck seating area, flower beds and a spacious timber garden office/summer house 2.86m x 2.26m having plaster board lined walls, power and lighting and a store at each end.

Double garage

With electric Garolla garage door, Worcester gas fired central heating boiler, uPVC double glazed window and external door to rear garden, power and lighting and cold water tap.

20'2" x 15'7" (6.17m x 4.81m)

Services

We understand the property has mains water, electricity, gas and drainage. Gas fired central heating.

Tenure The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band D.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.

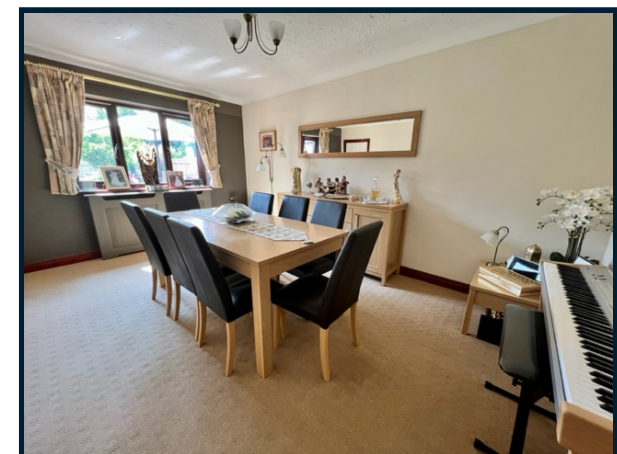
Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

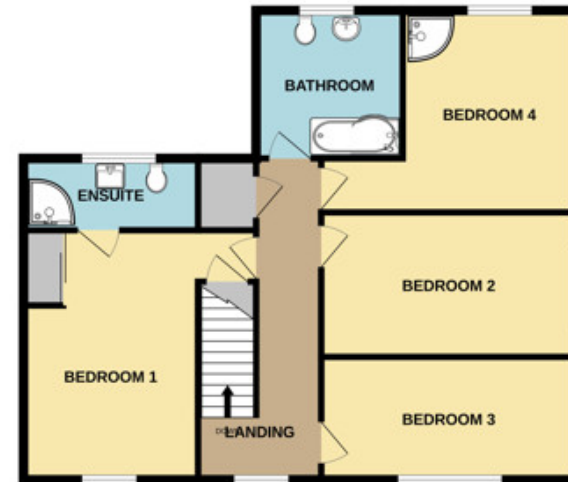
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR



1ST FLOOR



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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