



3 PADDOCK CLOSE,
LEGBOURNE

MASONS
EST. 1850

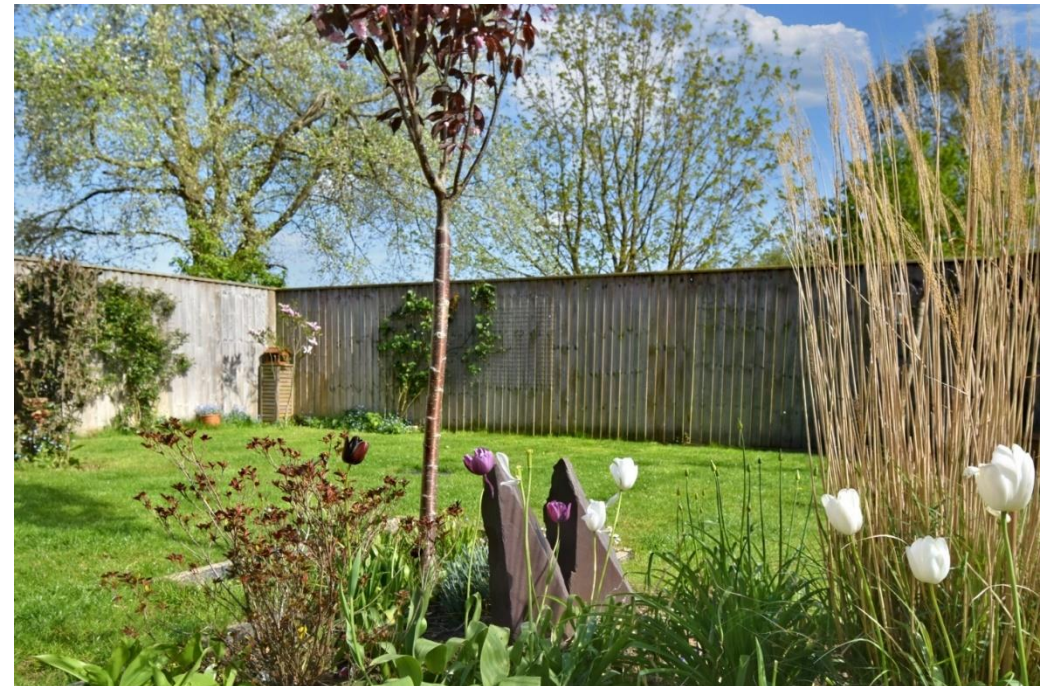
ABOUT 3 PADDOCK CLOSE...

A high specification recently built executive home set in a sought after village location. This stunning house has been upgraded by the current vendors to provide luxury living in a superb semi-rural setting. Offering open farmland views to the front and rear with well planned accommodation comprising Hall, Dining room, Kitchen opening to Orangery, Lounge, Utility and WC. To the first floor are 4 generous bedrooms, master with beautiful en-suite and Juliet balcony and family bathroom. Externally, the front offers extensive driveway parking with small garage and superb versatile hobby room/ home office to rear. The delightful rear garden enjoys a south easterly aspect with patio, lawn and mature planting.

The Property

This superb executive style, new build home was constructed in 2019 and benefits from the remainder of its 10 year warranty provided by NHBC. The property has brick-faced cavity wall construction with pitched timber roof covered in clay pantiles and is heated by way of a Worcester gas condensing boiler with pressurised hot water cylinder, with the boiler providing heating via zoned underfloor heating to the ground floor whilst the first floor is provided by radiators. The property has composite front entrance door with all windows of uPVC construction with double-glazed panes and having bi-fold doors off the orangery into the garden and further French doors from the lounge.

The property was upgraded to a very high standard by the vendors, with numerous upgrades including high specification kitchen with built-in appliances and the addition of an orangery leading off the kitchen and opening into the garden. The master suite also benefits from an extended en suite bathroom with high quality fixtures and fittings. The property has network points to the lounge and bedrooms 1&3 along with TV points to bedrooms 1,3&4 as well as coving throughout. Adjacent the property is the garage which has been sub-divided to provide a small garage to the front and multi-purpose, versatile room at the rear originally for the set up of a beauty treatment room. The property enjoys a superb semi-rural setting located off a quiet private road with superb rural farmland views to front and rear.





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Accommodation

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

Entrance Hall

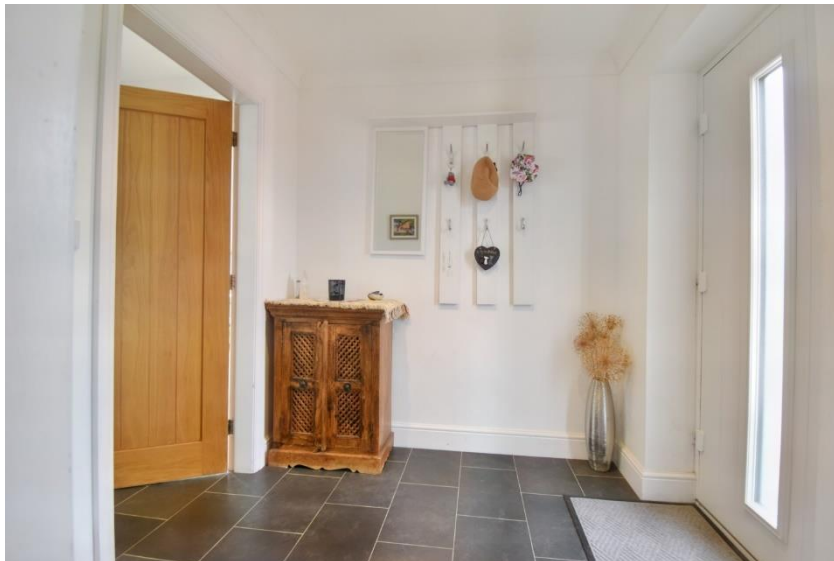
Accessed via a grey composite front door with central frosted window and glass canopy above. Slate style Karndean flooring with solid timber doors to principal rooms, spotlights to ceiling and thermostat to wall.

Utility Room

Fitted base and wall units with work top and single bowl stainless steel sink, space and plumbing for washing machine and matching upstands to worktops. Water softener and Worcester gas-fired central heating boiler. Window to front, electricity consumer unit to wall, extractor fan, spotlights to ceiling and a continuation of slate-effect Karndean flooring into:

WC

Low-level WC with wash hand basin, cupboard below and tiling to splashback. Frosted glass window to side and spotlight to ceiling. Large built-in cupboard housing the pressurised hot water cylinder.



Dining Area

Centrally positioned with large opening through to kitchen, having continuation of slate-effect Karndean flooring. Window to side, spotlights to ceiling and a zoned thermostat to wall. High-level electrics for TV. Staircase leading to first floor with timber banisters and glazed panels. Cupboard to side housing valves for underfloor heating, smoke alarm to ceiling with opening through to:

Kitchen

A superb high spec fitted kitchen having a good range of base and tall units with handleless gloss design and LeMans storage shelves. Granite worktops with inset Blanco stainless steel sink with cut drainage grooves, matching upstands and central island with breakfast bar area and further deep pan drawers. Good range of built-in appliances including twin Neff ovens at eye level, one with microwave function and one with warming drawer below. Tall freezer unit to one side with tall fridge to the other. Set within the island is a built-in wine cooler and Neff four-ring induction hob with Neff ceiling mounted extractor above with hanging pendant lights. Built-in Prima dishwasher and built-in, pull-out bin units. Window to side and zoned underfloor heating with slate-effect Karndean floor covering. Window to side and archway through to orangery.





Orangery

Attached at the side of the property opening into the kitchen, being a bright space enjoying a southerly aspect, with fully glazed panels and bi-fold opening doors onto patio. Pitched roof with tinted glass panels, continuation of slate-effect Karndean flooring.



Lounge

A very generously proportioned reception room with windows to two aspects and French doors opening onto the rear patio with fitted blinds. Neutrally decorated and having spotlights and wood plank-effect Karndean flooring, high-level electrics for TV and heating thermostat to wall. Cupboard to corner housing internet connection point with superfast broadband available.

First Floor Landing

Having timber banister with glazed panels, window over stairs, inset spotlights to ceiling with large loft hatch with drop down ladder to roof space, smoke alarm, thermostat to wall and hanging modern brushed gold and chrome light over stairs. A generous gallery style landing having solid timber doors to bedrooms and bathroom and tile-effect Karndean flooring.





Master Bedroom

A superb master suite, a very large double room in size with Juliet balcony overlooking the rear garden with French doors having fitted blinds, giving superb views across open countryside. Tile-effect Kardean floor and vertical contemporary radiator, spotlights to ceiling and having high-quality fitted wardrobes with gloss grey doors and drawers with downlighters above. High level electrics for TV. Door into:

En Suite Bathroom

Larger than average luxurious en suite with four-piece suite consisting of free-standing, double-ended bath set on a slate-effect plinth with LED lighting, waterfall mounted tap and alcoves above with inset LED lights and slate-effect panelling to walls. Double shower cubicle with sliding door, wall mounted controls and rainfall and hand-held attachment. Attractive tiling to walls and fitted shelf. Wall mounted his and hers wash basins with mono mixer taps and twin sliding drawers, illuminated de-misting mirror above. Low-level WC and contemporary vertical towel rail to side. Spotlights to ceiling and extractor fan to wall with frosted glass window to side.



Bedroom 2

A further double bedroom positioned at the rear with windows to two aspects. Tile-effect Karndean floor, neutral decoration, spotlights to ceiling and built-in wardrobes to side with sliding and mirrored doors and finished in matt grey.

Bedroom 3

Positioned at the front with window overlooking farmland and distant view to Louth, a good double in size with tile-effect Karndean flooring, spotlights to ceiling and neutral decoration.

Bedroom 4

A generous single bedroom currently set up with double under/single over bunk bed. Tile-effect Karndean floor. Spotlights to ceiling and window overlooking front. High-level electrics for television and built-in wardrobes to side with hanging rail and shelves.





Family Bathroom

Panelled bath to side with thermostatic mixer, head and hand-held attachments. Attractive marble-effect panelling to wet areas, glass shower screen to side, wash hand basin with cupboard below and splashback. Low-level WC, wall mounted illuminated mirror cabinet with shaver point, frosted glass window, spotlights to ceiling and extractor fan. Chrome heated towel rail and Karndean flooring.

Rear Garden

A delightful south easterly facing garden with high-level fenced boundaries. Smart riven stone patio ideal for al fresco dining and barbecues. Gated access back to front, the remainder laid to smart lawn with well-planted borders having shrubs and bushes, central planted area with tree and superb views beyond the garden across neighbouring farmland. The house is well orientated to enjoy sun throughout the day. Enclosed composting area to one side and path extending around the side of the property with timber garden shed having own electric consumer unit and power provided. Path extends to the front with gated access. Outside lighting, tap and electrical sockets.

Front

Extensive driveway laid to smart block paving providing parking of multiple vehicles, fenced to front boundary with gated access to either side with garage positioned to side.



Garage

Extended single garage with split, the front half being a small garage ideal for compact car or used for storage. Approx central blockwork division, remote electric up and over door, electric and lighting provided and further side pedestrian access door.

Hobby Room/ Home Office

Situated at the rear of the garage, being fully converted by the current vendor, with insulated, plastered and painted walls and ceiling with gloss grey tiling to floor. Wash hand basin and cupboard below with window overlooking garden, recessed spotlights to ceiling and loft hatch to roof space with the room having been intended as a beauty treatment room but could be used for a variety of purposes including craft room, games room, home working space or workshop. Hot water heater to loft space.





Location

The village of Legbourne is just three miles or so from the market town of Louth and positioned close to the foot of the Lincolnshire Wolds with the Greenwich prime zero meridian passing through the village. A strong community spirit continues in Legbourne with many events taking place at the village hall and playing field while a local shop caters for most needs. The East Wold primary school is highly regarded, Red Hen children's nursery is just nearby and the village pub is only a short distance away. A walk down Mill Lane and along the stream to the neighbouring village of Little Cawthorpe brings you to The Royal Oak or 'The Splash'.

There is a Grade II village pump in the village centre, a Grade II tower mill and the Grade I Listed Church of All Saints. Nearby Legbourne Wood is one of the few ancient woodlands in Eastern Lincolnshire and the largest of the Lincolnshire Wildlife Trust woodland nature reserves.

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The coast is approx 10 miles or 15 minutes away. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The area has many fine country walks and bridleways.

Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout. Take the second exit and follow the A157 road. Keep following the road to Legbourne and proceed to the very far end of the village, passing the Queen's Head public house on the right. After the sharp right bend, take the first left turning into Paddock Close and follow the lane past a few houses and the property will be found at the end of the lane on the right hand side.

Viewing

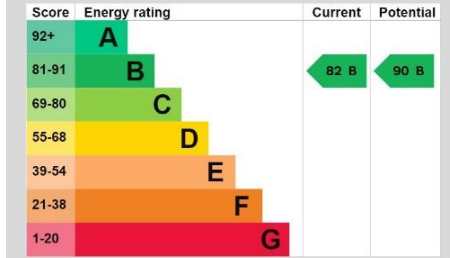
Strictly by prior appointment through the selling agent.

General Information

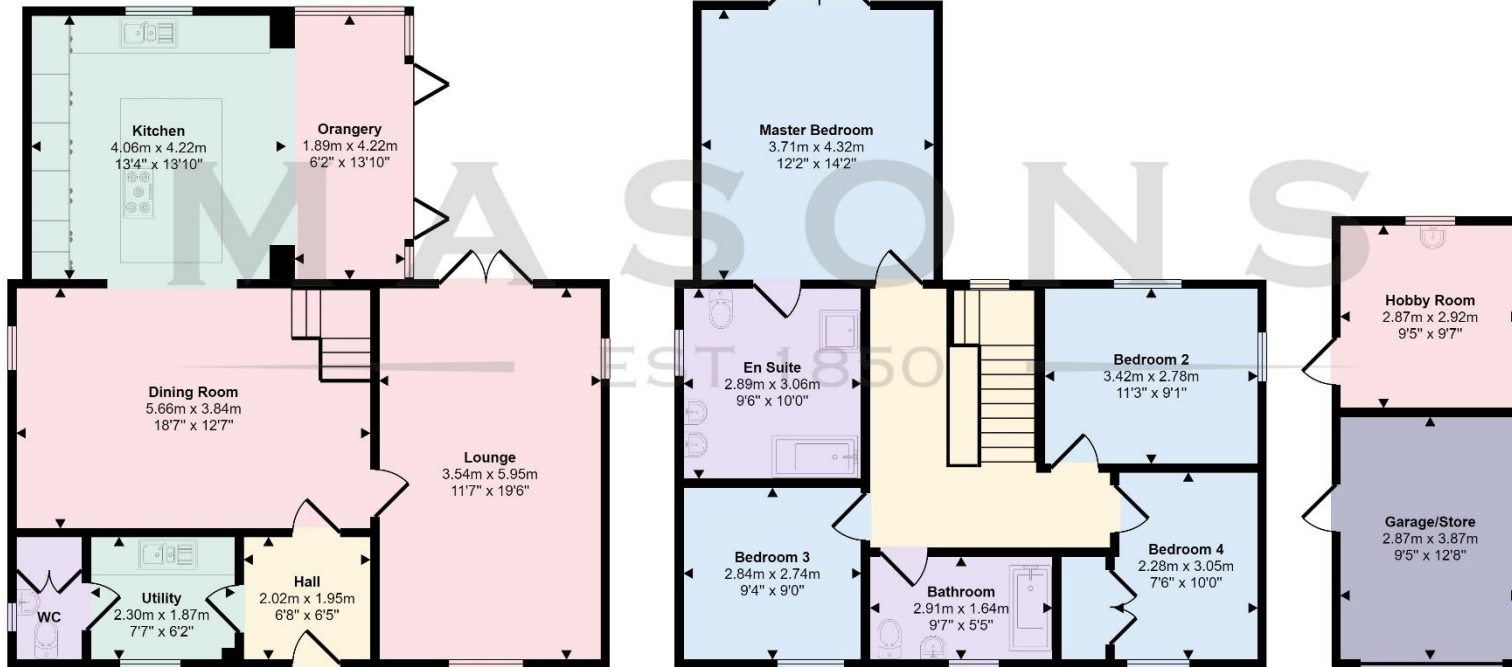
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 E.



FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
173 sq m / 1859 sq ft



Ground Floor
Approx 81 sq m / 876 sq ft

First Floor
Approx 71 sq m / 769 sq ft

Outbuildings
Approx 20 sq m / 214 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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