



THE OLD GATEHOUSE
LEGBOURNE LN1 1 8LH

Masons
EST. 1850

ABOUT THE OLD GATEHOUSE ...

An attractive, individual, detached Gatehouse, transformed into a contemporary, turn-key, three-bedroom bungalow with a spacious open-plan fully fitted kitchen and living area, open through bifold French doors onto an enclosed rear garden with 2 parking spaces. Brand new kitchen units and appliances, new shower room, new gas central heating system and new double-glazing. For Sale with NO CHAIN.

The Property

The individual design of this superb modern home derives from its origins as the Period gate house to the Old Vicarage set back in the trees and also presently being marketed by this agency. Also known in recent times as Ann's Cottage this name may well relate to the improvements carried out under Queen Anne's Bounty, established to supplement the clergy in 1704. The original building has been extended and transformed by the current owners to provide a stylish modern interior with an efficient EPC rating following insulation, double glazed windows in green uPVC frames, low energy lighting and a brand-new gas central heating system.

The accommodation features a most impressive modern fitted kitchen with appliances and open to a spacious living and dining room with roof lanterns, window from floor level and bifold 3-panel wide French doors onto the garden, all flooding this area with natural light. The shower room is also ultra-modern, and Karndean oak style flooring is complemented by interior doors finished in oak. The garden at the rear is enclosed by fencing for privacy with a sandstone patio and a screen door in the rear fence leads to the parking space.

NB – the property has been successfully let as a holiday home and the associated contents can be purchased by negotiation.



THE OLD GATEHOUSE, STATION ROAD, LEGBOURNE, LOUTH, LINCOLNSHIRE LN1 1 8LH

ACCOMMODATION

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

The main entrance is at the front of the property where a projecting **Entrance Porch** is entered through a Gothic style shaped arch with flagstone steps and porch light over. A composite part-glazed (double-glazed) front door in wood panel style with square leaded glass pane, wrought iron door knocker, letter box and handle, opens into the:

Entrance Hall

With radiator, mains powered smoke alarm and a built-in base double cupboard in white, within which is the electricity meter and metal boxed consumer unit with MCBs; display shelving above. Trap access to the roof void, small inner lobby at the rear and oak panelled doors with matt black contemporary handles leading off. Dimmer switch and pendant light fitting in matt black.

Open Plan Living and Dining Kitchen

An exceptional and superbly finished, light and airy living space with a wide lounge and dining area, lit by large, double-glazed roof lights, full-







height, bi-folding double-glazed French doors and a complementary fixed double-glazed window from floor level. Tall contemporary radiators in white, LED ceiling downlighters, oak-effect Karndean flooring and wide opening with inset marble-effect breakfast bar extending into the kitchen area over the built-in base units with upstands.

The units are finished in dark matt blue with contrasting brass-finish handles and comprise base cupboards, drawer unit with deep pan drawers, integrated refrigerator, freezer and dishwasher, washing machine and acrylic stone-effect one and a half bowl sink unit with brass mixer tap.

Matching range of wall cupboards and built-in Lamona electric oven with black ceramic four-plate hob and cooker hood with inset light above. One of the wall units houses the Worcester gas-fired central heating combination condensing boiler. Radiator, mains powered smoke alarm, LED ceiling downlighters and two pendant lights over the breakfast bar.

Free-standing digital remote-control unit for the central heating system. Window to the side elevation. Twin dimmer light switches to both kitchen and living areas.



Bedroom 1 (front)

A spacious double bedroom with window to the side elevation and two smaller, lower-level windows on the front elevation. Radiator and part-sloping ceiling; light dimmer switch.

Bedroom 2 (front)

A further double bedroom, also having a window to the side and two lower front windows. Radiator, light dimmer switch and part-sloping ceiling.

Bedroom 3 (side)

A single bedroom with window on the side elevation, LED downlighters, radiator and light dimmer switch.





Shower Room

A bright, contemporary shower room with a recessed shower cubicle finished in stone-effect wall tiling with a thermostatic chrome shower mixer unit, drench head and handset on rail. Glazed shower door at the front.

Range of built-in units finished in pale grey and comprising base cupboards incorporating the cistern for the projecting low-level WC with chrome dual-flush wall button. Semi-circular wash hand basin with chrome pillar tap set into a marble-effect work surface with modern ceramic tile splashback extending the full width above the built-in furniture. LED illuminated wall mirror, LED ceiling downlighters, combined column period-style radiator and chrome towel rail, ceiling mounted extractor fan and small window to the side elevation.





OUTSIDE

The property has a lawned garden at the front with centre sandstone flag-paved pathway leading to the main entrance and gravel borders to the front walls of the property. The front garden is enclosed by newly installed black matt wrought iron railings and there are two complementary modern wall lights on either side of the entrance porch. The gravel pathway extends around the side of the property while there is an external gas meter cabinet and outside water tap and there is then close-boarded fencing to the garden at the rear. A gravel pathway gives access to a further area on the opposite side of the property, ideal for storage, with a narrow opening to the rear garden. On the left side is a car parking space.

The attractive rear garden is mainly laid to lawn with sandstone-paved patio and a sandstone flag-paved pathway from a screen door with latch handle opening into the garden from the second car parking space. To the side of the lawn there is a shrubbery bed with an ornamental tree, bedding plants and bushes. Further contemporary wall lights finished in matt black.

Location:

Legbourne is a popular and sought-after rural village less than four miles from the market town of Louth and has a thriving community spirit. There is a highly regarded primary school, a well-supported village hall with playing field which

hosts many local events, a parish church, general shop, public house and many scenic walks through the attractive countryside surrounding.

From Mill Lane, a waterside walk leads to the picturesque neighbouring village of Little Cawthorpe where The Royal Oak Inn, "The Splash" public house and restaurant can be found. The market town of Louth provides an excellent variety of shopping, schooling and recreational facilities to include the King Edward VI grammar school, a modern sport complex with swimming pool, golf course, many clubs including football, tennis and athletics, a cinema and theatre. Between Louth and Legbourne the Kenwick Park leisure centre has a further golf course, equestrian centre and gymnasium.

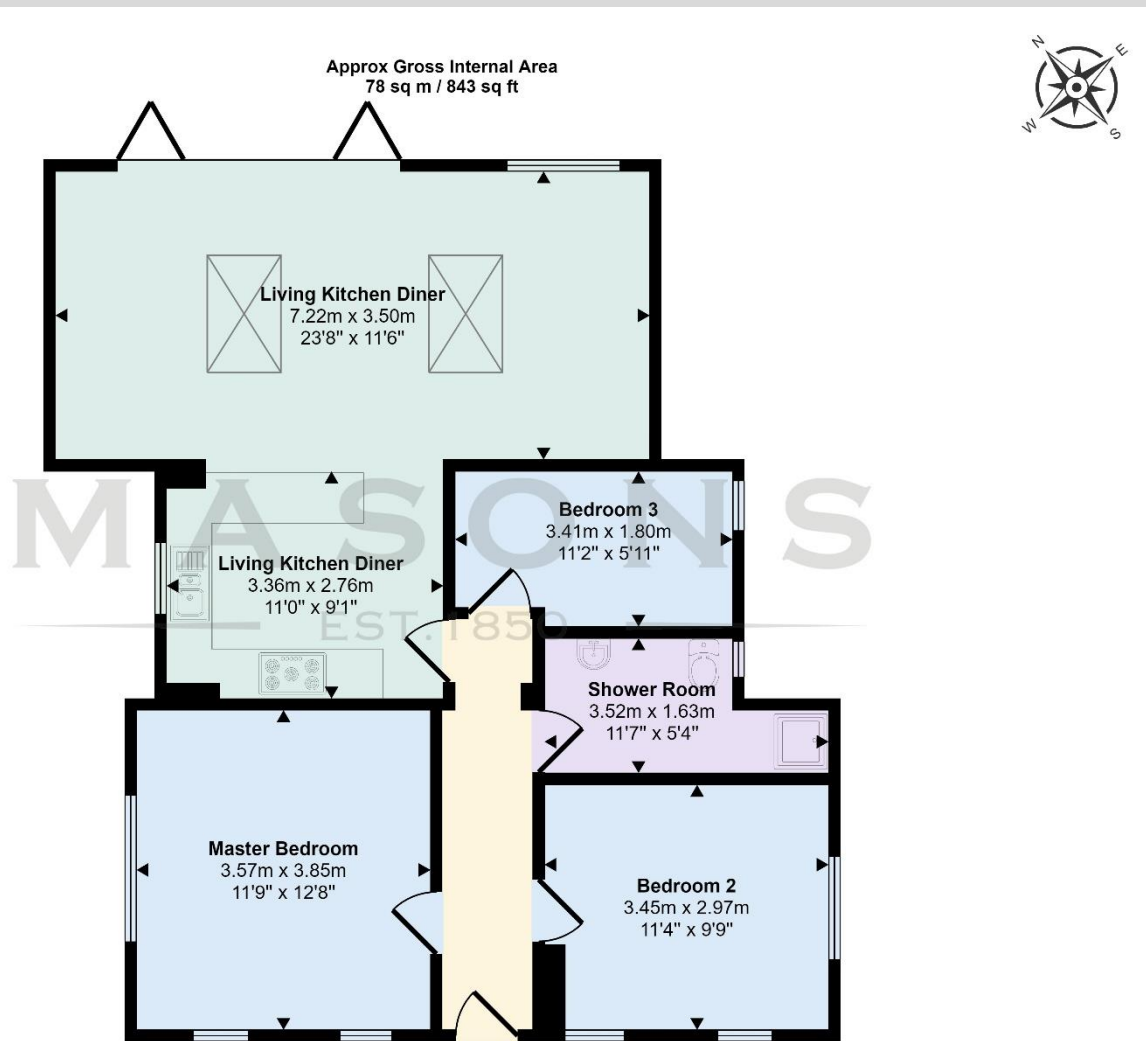
Viewing: Strictly through the selling agent.

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 C.

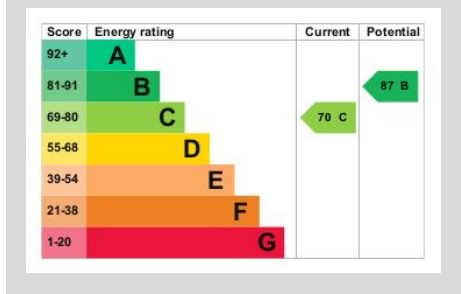


FLOORPLANS AND EPC GRAPH



Floorplan

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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