



Millstone Poplars Lane Legbourne Louth LN11 8LY

£385,000

JOHN TAYLORS
EST. 1859

This detached house is set in a highly desirable and popular village location, occupying a spacious plot of approximately 0.38 acres, which includes an access lane and footpath providing a convenient shortcut to Mill Lane. The property requires modernisation but offers great potential to create a fantastic family home and enjoys attractive views across the village from the first floor, enhancing the sense of space and setting. Offered with no onward chain, this is an excellent opportunity for buyers looking to renovate and add value in a sort after area. EPC rating D.

Rooms

Entrance Hall

With recessed porch, uPVC double glazed entrance door, radiator, under stairs storage area and telephone point, central heating thermostat.

WC

With wash basin, close couple toilet, chrome heated towel rail/radiator, uPVC double glazed window.

Lounge

With stone fireplace and display niches housing an electric fire, radiator, uPVC double glazed window to front elevation and uPVC double glazed patio door opening to rear garden. Opening to:
16'9" x 11'3" (5.17m x 3.46m)

Sitting Room

With uPVC double glazed window, radiator. Minimum width measurement. 10'6" x 9' (3.24m x 2.75m)

Dining room

With radiator, built-in storage cupboard, uPVC double glazed window. Maximum width measurement.
11'4" x 10'6" (3.49m x 3.24m)

Breakfast Kitchen

With fitted wall and base cupboards, granite effect worktops, integrated electric hob and extractor hood over, integrated oven and grill, integrated fridge, tiled splash-backs, PVC sink having mini sink and drainer board, two uPVC double glazed windows and uPVC double glazed rear access door.
18'3" x 11'9" (5.58m x 3.63m)

Utility Room

With fitted wall and base cupboards and worktop, stainless steel sink and drainer board, tiled splash back, space for dryer and plumbing for washing machine, uPVC double glazed window, uPVC double glazed external door, radiator. Maximum depth measurement.
11'9" x 6'4" (3.65m x 1.97m)

Stairs To First Floor Landing

With uPVC double window enjoying views across the village, radiator, access to roof space, built-in airing cupboard housing hot water cylinder and immersion heater.



Bedroom 1

With uPVC double glazed windows to front and rear elevations, radiator. 16'9" x 11'3" (5.17m x 3.46m)

Bedroom 2

With uPVC double glazed window having attractive open view, built-in wardrobe, radiator.

10'5" x 10'2" (3.23m x 3.11m)

Bedroom 3

With uPVC double glazed window and built-in wardrobe, radiator. 10'5" x 9'6" (3.23m x 2.94m)

Bathroom

With panel bath having electric shower over and shower screen, wash basin, close couple toilet, heated chrome towel rail/radiator, uPVC double glazed windows, tiled walls.

7'6" x 5'3" (2.34m x 1.64m)

Outside

The property is approached via a tree lined shared driveway off Poplars Lane, providing access to the front garden and a block paved driveway, together with a private footpath offering a convenient shortcut to Mill Lane. Both the driveway access and footpath are understood to be within the ownership of the property. The house is set within spacious gardens that wraps around the property, featuring shaped lawns, a paved patio, block paved driveway and turning area, along with established flower and shrub beds. There are also two timber sheds and a glass greenhouse.

Garage

With up and over garage door, power and lighting, central heating control panel and gas fired central heating boiler. An internal pedestrian access door provides access to hallway. 19'4" x 9' (5.93m x 2.75m)

Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 02 Mbps and an upload speed of 0.3 Mbps. Superfast download speed of 80 Mbps and an upload speed of 20 Mbps. Ultrafast download speed of 1800 Mbps and an upload speed of 220 Mbps. Openreach network is available.

Mobile

We understand from the Ofcom website there is 64% mobile coverage from Vodafone, 59% coverage from Three and 69% coverage from 02 and 69% coverage from EE.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band E.



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | Current | Potential |
| | | 76 |
| | 57 | |

