



1B Legbourne Road, Louth, LN11 8ES

- Good size semi-detached family house
- 3 first floor bedrooms and bathroom
- One parking space and garage in adjoining block with shared access
- Finished to a renovated and modern standard
- Mixture of Triple and Double glazed Upvc windows
- Mains services, New gas combi central heating boiler
- Close to town centre and local amenities



M A S O N S

SALES & LETTINGS

1B Legbourne Road, Louth, LN11 8ES

Directions

To drive to the property from St James' Church, proceed along Upgate in a southerly direction to the traffic lights. Turn left onto Newmarket and continue for around 1 mile. The road branches onto Kenwick Road and Legbourne Road and 1B Legbourne Road will be found on the left hand side immediately opposite the branch.

The Property

An attractive and well-presented semi-detached house which forms part of a pair of semis thought to be built 29 years ago. The property provides three bedrooms with a first floor bathroom, a sizeable reception room and kitchen diner on the ground floor, whilst also benefiting from a single parking space and garage situated within a shared block of three garages adjacent to the rear garden. The garage and parking space is accessed over a shared driveway and turning area from the main road. The house has an attractive, leafy outlook in this popular town location. The property benefits from triple glazed Upvc windows to the front and double glazed to the rear together with a newly installed gas combination central heating boiler.

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

Part-glazed front door to:

Entrance Hall

Stairs to first floor, understairs cupboard and doors to:



Reception Room



A spacious reception room with an attractive bay triple glazed Upvc window to the front of the property, window to the rear and an electric log effect fire and neutral decoration.

Kitchen Diner



A good-sized modern kitchen diner with a grey wood effect laminated floor, a window to the rear and a door to the outside. The kitchen is fitted with a range of grey-fronted base and wall units with grey glitter-effect square edge work surfaces, white ceramic sink and drainer, space and plumbing for a washing machine and a dryer. Built in dishwasher, electric oven, microwave and induction hob with attractive tiling to all splashbacks. A cupboard houses the newly installed ideal logic gas combination boiler.

Stairs rise from the entrance hall to the:

First Floor Landing

With a loft hatch, an airing cupboard and radiator. Doors to:

Bedroom 1



A bright and sizeable double room with a triple glazed window to the front.

Bedroom 2



A double room with a double glazed window to the rear.

Bedroom 3

A single bedroom with a triple glazed window to the front of the property.

Bathroom



With a window to the side, the room is fitted with a suite to include a bath with an electric shower over, WC and basin, in addition to an extractor fan and radiator with part tiled walls.

Viewing

Strictly by appointment only.

Outside

The house benefits from a sheltered rear garden which can be accessed off the kitchen diner. The garden benefits from a rear patio area leading to lawn with planted borders and a further patio dining area with low level fencing to perimeters. To the side is a large gravel storage area and outside tap, with a gate leading to the drive and

garage area.

The property owns the centre garage which has light and power within the block shown in the photograph below and has a single car parking space immediately in front of the garage. There is access via a right of way across the gravel driveway to and from the garage and parking space utilising the area to the east side of the garage block to turn and thereby both enter and leave the driveway in forward gear respecting the parking space in front of the two other garages, which is owned by the two neighbouring houses respectively.

There is a one third share of liability for maintenance of the shared driveway and turning area.

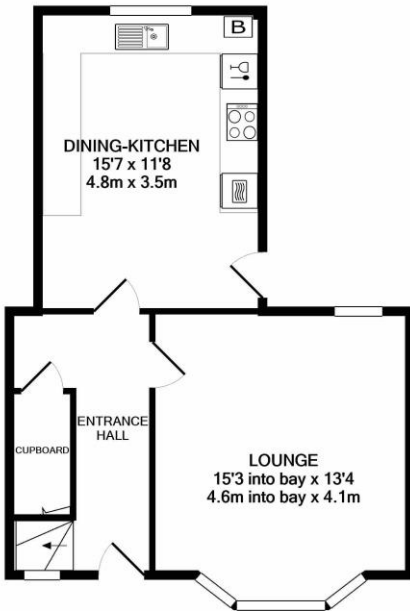


Location

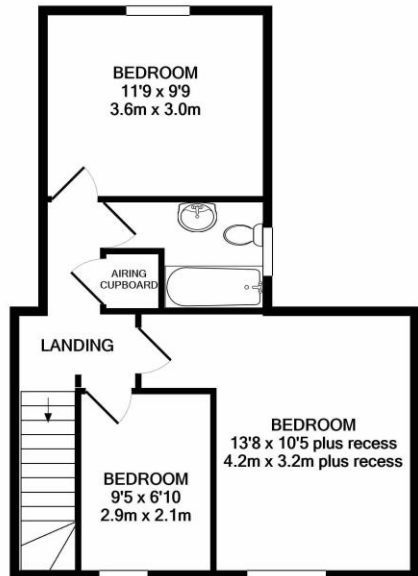
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and

Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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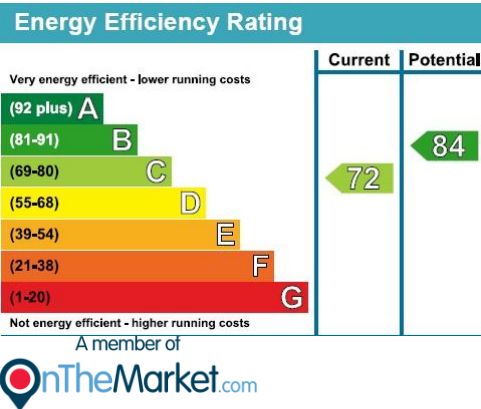
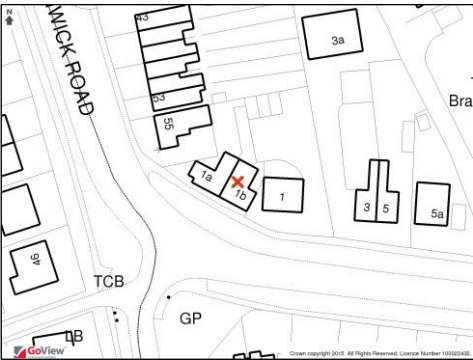
courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields.

The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Important 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.

The property understood to have mains electricity, water and drainage with mains gas fired central heating although no utility searches have been carried out to verify this. The property is in council tax band B.



Important Notice
Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property ,making further enquiries or submitting offers for the property.

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