TES PROPERTY

**1 Albert Cottage Chapel Lane, Legbourne, LN11 8LW**

## Guide Price £289,999

TES Property bring to the market this well maintained family home located in the popular village of Legbourne, only 3.7 miles to the market town of Louth. This semi detached house offers versatile living with a kitchen, lounge diner and two extensions to the ground floor. The first and second floor offers 4/5 bedrooms with two en-suites and a bathroom. Externally the property benefits from front and rear gardens, off road parking and a large store to the rear.

## Location - Legbourne

Legbourne is a sought-after rural village situated approximately 4 miles from Louth, 16 miles from Grimsby and 28 miles from Lincoln.
It is well serviced with a village store, a public house and a parish church. As well as a highly regarded primary school, a nursery and a well- supported village hall.
The village is also home to Legbourne Wood which is one of the few remaining ancient woodlands in eastern Lincolnshire.

## Entrance Porch 4'4" x 4'3" (1.34m x 1.32m )

Welcoming entrance with uPVC double glazed window to the front, Dimplex electric panel heater and mosaic tile flooring.

## Entrance Lobby

With a staircase leading to the first floor landing and Worcester heating controls.

## Lounge Diner 22'0" x 16'1" (6.73m x 4.91m )

## Living Area 12'9" x 11'5" (3.91m x 3.48m )

With uPVC double glazed window to the front, radiator and shelving in wall recess with cupboard housing meters.

## Dining Area 16'1" x 10'1" (4.91m x 3.09m )

With radiator, large understair storage cupboard with alarm system and feature log burner with stone hearth and wooden mantle.

## Kitchen 15'7" x 8'7" (4.75m x 2.62m )

Fitted with a range of wall, base and drawer units in cream high gloss with a wood effect worktop over. A cupboard houses the 'Worcester' boiler, there is a five ring hob with double oven and grill with extractor over, Belfast sink unit with drainer and mixer tap, space for washing machine, dishwasher and fridge freezer. Further comprising grey tiled flooring, uPVC double glazed windows to the rear and side, a further two velux windows, spotlights to the ceiling and a radiator.

### Extension Room 1 13'3" x 18'11" (4.05m x 5.78m )

With wall mounted consumer unit, uPVC double glazed window to the front, underfloor heating with controls and uPVC patio doors to the rear and additional door to the side.

### Extension Room 2 10'7" x 16'1" (3.25m x 4.92m )

Blockwork up to knee height.

### First Floor Landing

Doors leading into all first floor bedrooms and bathroom.

### Bedroom 13'4" x 12'0" (4.08m x 3.67m )

With uPVC double glazed window to the front, radiator and door leading into the en-suite.

### En-Suite Shower Room 6'5" x 5'10" (1.97m x 1.8)

Fitted with a two piece suite consisting of a corner shower cubicle with sliding glass doors, a rainfall shower head and additional shower attachment and a wash hand basin in vanity unit. There is a uPVC double glazed window to the rear and a heated towel rail.

**Dressing Room 6'5" x 6'6" (1.97m x 2.0m )**

With uPVC double glazed window to the rear and a radiator.

**Bedroom 9'5" x 13'7" (2.89m x 4.15m )**

With uPVC double glazed window to the rear and a radiator.

**Bedroom 9'6" x 8'5" (2.90m x 2.59m )**

With uPVC double glazed window to the front and a radiator.

**Bathroom 10'4" x 6'2" (3.15m x 1.88m )**

Fitted with a three piece suite consisting of a panelled bath with Jacuzzi style jet shower with glass screen, pedestal sink and W.C. There is a uPVC double glazed window to the rear, towel rail, spotlights to the ceiling, extractor and fully tiled walls.

**Staircase to Second Floor**

**Bedroom 11'6" x 10'8" (3.53m x 3.27m )**

With two velux windows to the front and rear, eaves storage and a radiator.

**En-Suite W.C 2'11" x 4'7" (0.91m x 1.41m )**
Fitted with a W.C, corner wash hand basin in unit with tiled splashbacks, corner cabinet, velux window and extractor.

**Bedroom / Playroom 9'8" x 12'11" (2.96m x 3.96m )**

With uPVC double glazed window to the front and a radiator.

## Outside

The property is fronted with a concrete driveway providing off road parking for multiple vehicles. There area is surrounded with hedging and fencing with an area laid to lawn with a concrete pathway throughout it leading to the front door. There is an outside power point and gas meter.

The rear garden is laid to lawn with with a covered store with electrics and wooden shed. There is an hardstanding area with a large storage building measuring 3.39m x 5.00m with window to the rear.

## Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Brochure Prepared

February 2025.

## Council Tax Band

East Lindsey Council Tax Band A

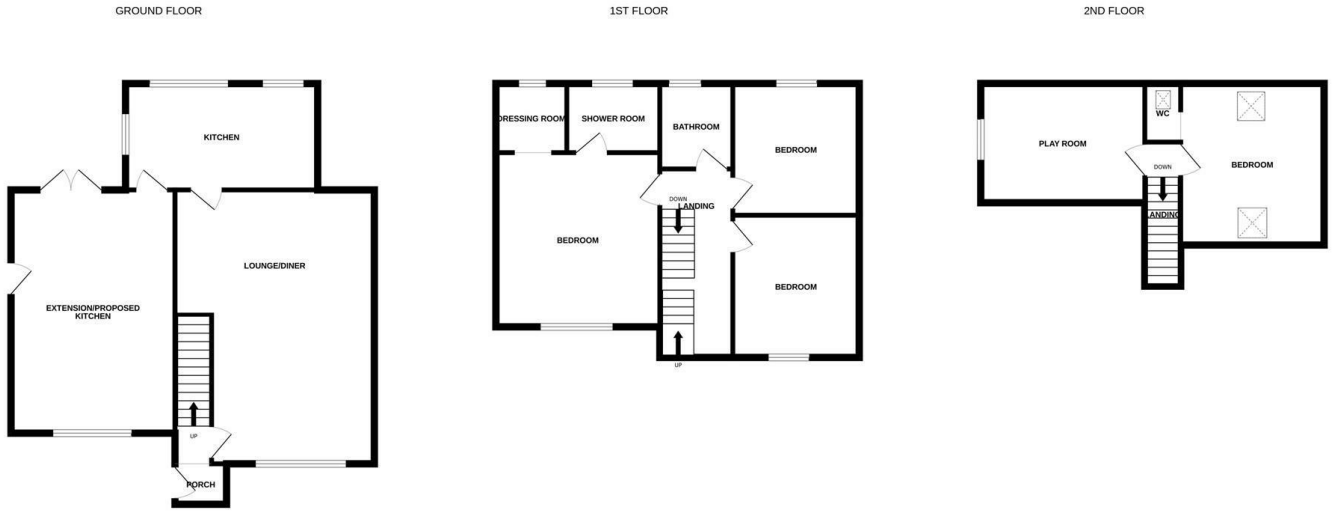
## Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

## Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

## Floor Plan




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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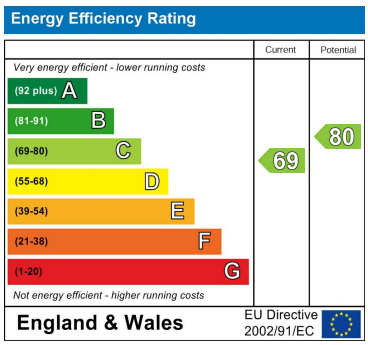
## Area Map

## Energy Efficiency Graph




To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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