CHOICE PROPERTIES

Estate Agents

Sundown Station Road, Legbourne, LN11 8LH

No Onward Chain £238,950



NO ONWARD CHAIN Choice Properties are delighted to offer for sale this spacious four-bedroom semi-detached house, situated in the sought-after village of Legbourne and offered for sale with no onward chain. Recently refurbished throughout, the property benefits from new flooring, double glazing, oil-fired central heating, well-maintained rear gardens and ample off-road parking for multiple vehicles. With generous living space and four bedrooms, this property is ideal for families, and early viewing is highly recommended.

The Property Ombudsman
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Recently refurbished throughout, the property benefits from new flooring throughout and offers spacious, refreshed accommodation comprising:-

Entrance Hall
5'3" x 5'2"
The entrance hallway features cream carpeting and white walls, creating a bright and neutral first impression. There is a telephone point, wall-mounted thermostat and useful understairs storage cupboard, with stairs leading to the first floor and doors providing access to the ground-floor accommodation.

Reception Room
18'8" x 12'3"
A light and airy reception room featuring cream carpeting and bright, neutral walls. A focal-point electric fire adds character to the space, while sliding patio doors provide access to the rear garden. There is ample room for a dining table and chairs, alongside a built-in storage cupboard and TV aerial point.

Kitchen
9'8" x 10'11"
Recently refurbished kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer pat, space for a freestanding cooker with extractor hood over, integrated dishwasher, space and plumbing for a washing machine, tiled flooring and partly tiled walls. Door to:

Landing
12'10" x 5'11"
The landing features cream carpeting and neutral walls, with access to the sizeable, fully boarded loft providing useful additional storage. A built-in airing cupboard houses the hot water cylinder, with doors leading to the first-floor accommodation.

Bedroom 1
9'3" x 11'6"
A spacious double bedroom situated to the rear of the property, featuring cream carpeting and white walls for a bright, neutral finish. A rear-facing window provides natural light, with a radiator and power points completing the room.

Bedroom 2
9'1" x 10'6"
Another well-proportioned double bedroom overlooking the rear of the property. The room benefits from a window allowing in natural light, alongside a radiator and power points for everyday convenience.

Bedroom 3
9'9" x 9'7"
A double bedroom with cream carpeting, white walls and a front-facing window. The room also benefits from a radiator and power points.

Bedroom 4
8'4" x 10'11"
Another double bedroom featuring cream carpeting, white walls and a window overlooking the front of the property, alongside a radiator and power points.

Bathroom
5'4" x 5'2"
Fitted with a panelled bath tub with single hot and cold taps and mains fed shower over, hand wash basin with mixer tap; built into vanity, tiled walls, tiled flooring and a heated towel rail.

WC
5'4" x 2'11"
Fitted with a WC with cistern lever and tiled flooring.

Garage
8'1" x 18'9"
Integral single garage with an electric roller door, power and lighting, and ample space for appliances including a large 'American' style fridge/freezer which is fully plumbed in and included with the sale.

Driveway
Providing ample off road parking for multiple vehicles.

Garden
To the rear of the property is an enclosed, well kept garden with hedges to the boundaries. The garden is laid mostly to lawn for ease of maintenance.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.










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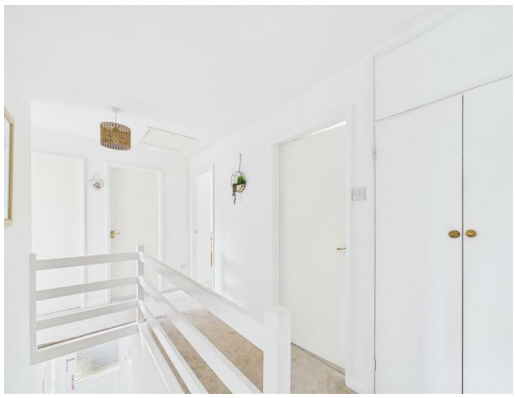




















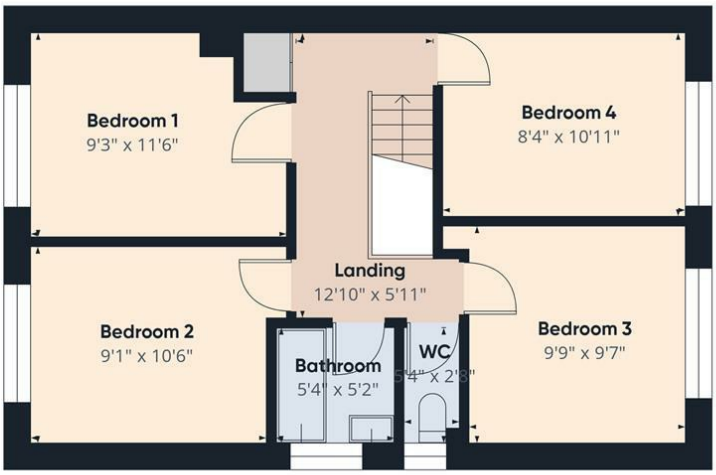









Floor 0



Floor 1

Approximate total area(1)

1080 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From Louth head out of town along Newmarket/Kenwick Road in the direction of Legbourne. As you enter Legbourne and go past the 30 miles per hour sign, the property can be found on your right hand side.

