



## **1 Poplars Lane, Legbourne, LN11 8LY**

**Asking Price £249,900**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this delightful semi detached house situated on a corner plot with a generously sized rear garden, detached garage and off road parking. Located in the sought after village of Legbourne, only 4.2 miles to the market town of Louth and 12 miles to the coast as well as a fifteen minute scenic walk to the popular Royal Oak Inn also known as 'The Splash' located in Little Cawthorpe. This property has great potential and ready for you to put your own stamp on it!

Further benefitting from a new roof and boiler approximately six years ago and a satisfactory Electrical Installation Condition Report.



### **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 Lobby 7'0" x 4'4" (2.15m x 1.346m)**

Enter via a single glazed glass panelled entrance door into the lobby with roof access hatch and a door leading into the hallway.

### **Entrance Hallway 5'9" x 9'0" (1.76m x 2.76m)**



Welcoming entrance with radiator, uPVC double glazed window to the side and staircase to first floor with a useful space for under stairs storage.

### **Toilet 2'8" x 5'8" (0.82m x 1.73m)**



Fitted with a W.C and wash hand basin with tiled splashbacks, uPVC double glazed privacy glass window to the side and wooden flooring.

### **Reception Room 10'4" x 13'5" (3.17m x 4.11m)**



With uPVC double glazed bay window to the side, two built in cupboards, radiator, wall mounted heating controls and BT Open Reach master socket. Double doors lead into the living room.

### **Breakfast Kitchen 9'8" x 11'7" (2.97m x 3.54m)**



Fitted with a range of wall, base and drawer units with a contrasting worktop over, stainless steel sink unit with drainer and mixer tap, farmhouse style tiling to half walls, space for fridge freezer, washing machine and cooker, uPVC double glazed window to the front, breakfast table with tiles to the wall, extractor, T.V aerial point, timber glazed panel door to side and gardens and radiator.



**Living Room 16'6" x 13'0" (5.05m x 3.97m)**



Bright and airy room with uPVC double glazed window to the side and uPVC double glazed doors leading out onto the patio area. The focal point of the room is the gas fireplace with stone hearth and backing with wooden mantle, there is also wooden feature beams to the ceiling with dark wood picture rail, wall mounted lamp lighting, two built in storage cupboards and radiator.

### **First Floor Landing**



Large area with uPVC double glazed window to the side, loft access hatch and access to all first floor rooms.

**Bedroom 1 10'0" x 12'6" (3.05m x 3.82m)**



Decorative cast iron fireplace, radiator, uPVC double glazed window to the side and built in storage cupboard.

**Bedroom 2 9'0" x 9'11" (2.746m x 3.045m)**



Decorative cast iron fireplace, radiator, uPVC double glazed window to the side and built in storage cupboard.

**Bedroom 3 7'5" x 8'0" (2.28m x 2.45m)**



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

### **Bathroom 8'0" x 7'6" (2.44m x 2.29m)**



Fitted with a three piece suite including a w.c., bath with electric shower over and curtain rail with shower curtain and pedestal sink. The walls are partly tiled with a radiator, two small storage cupboards, uPVC double glazed privacy glass window to the side, airing cupboard housing 'Ideal' boiler and further cupboard with shelving.

### **Outside**



To the side of the property there is a gravelled garden space enclosed with a brick wall and fencing. There is an outside tap, pathway to the rear and side and shrubs. The main garden is predominantly laid to lawn split by a central pathway and hedging and features mature shrubs, trees and plants throughout with a patio area. Benefiting from an outbuilding, perfect for a log/ coal store, a summer house, green house and further store shed. A gated driveway to the rear of the property provides off road parking and leads to a detached garage.

### **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**

March 2025.

### **Council Tax**

East Lindsey District Council Tax Band A.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

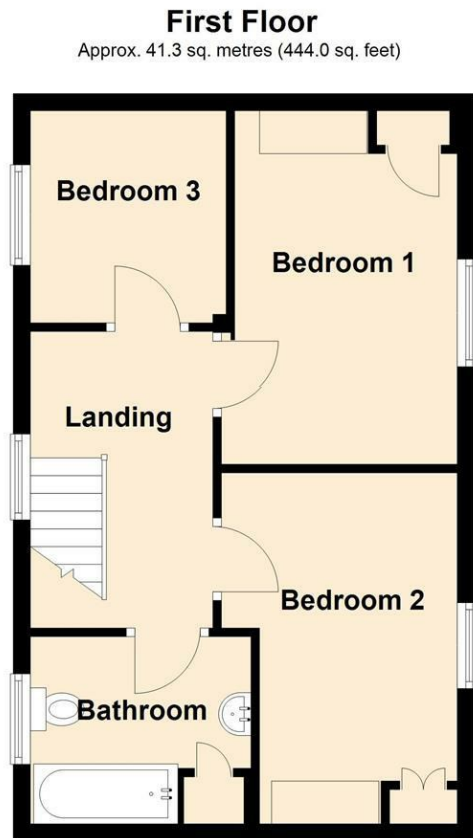
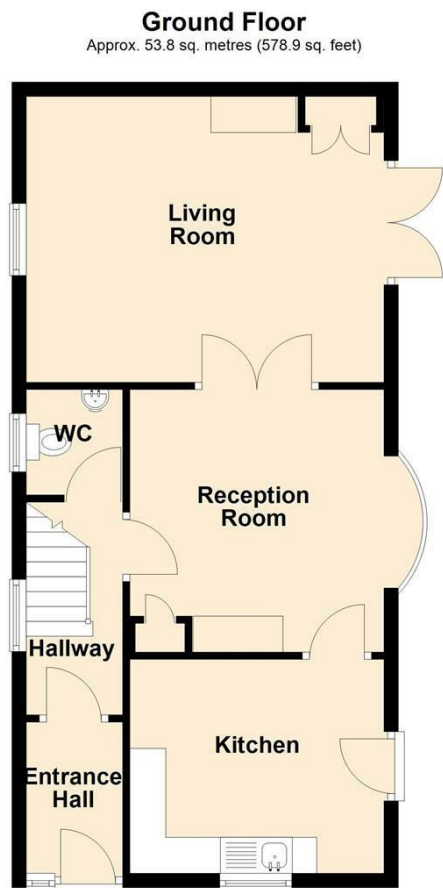
### **Opening Hours**

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

Saturday 9:00am to 1:00pm



Floor Plan

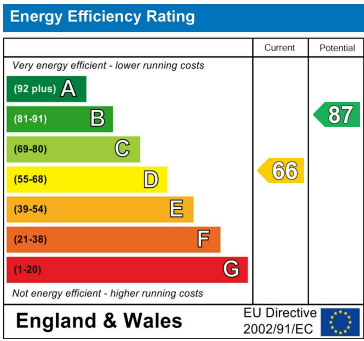


Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

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.