



48 Legbourne Road, Louth, LN11 8ER
Asking Price £245,000

NO ONWARD CHAIN!

TES Property bring to the market this delightful semi detached house located on Legbourne Road in Louth, a sought after area just a short distance to shops and amenities. This pleasant property is fronted with a sizeable driveway with garden to the side providing further parking space if required along with a garage to the rear with a low maintenance garden. Internally the property consists of a kitchen with separate dining room and living room with a ground floor w.c, along with three bedrooms and a shower room to the first floor. The perfect home for a young family who are wanting to put their own stamp on a property!

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance Porch

Enter the property via a uPVC front door into the porch where there is a step up and inner door leading into the hallway.

Entrance Hall



Welcoming hallway with a staircase leading to the first floor landing, there is a radiator a cupboard housing meters, and doors leading into the lounge and dining room.

Lounge 11'7" x 12'3" + 8'1" x 4'9" (window) (3.555m x 3.750m + 2.466m x 1.459m (window))



The focal point of the room is the feature fireplace with wooden mantle, there is a uPVC double glazed bay window to the front, wall lighting, coving to the ceiling, two radiators and sliding doors leading into the dining room.

Dining Room 12'3" x 11'3" (3.755m x 3.454m)



Feature fireplace with wooden mantle, sliding doors into the kitchen out to the rear garden, smoke alarm, radiator and coving to the ceiling.

Kitchen 6'10" x 13'11" (2.091m x 4.247m)



The kitchen is fitted with a range of wooden wall, base and drawer units with worktop over incorporating a one bowl sink unit with drainer and mixer tap, there is space for oven and larger fridge, space for fridge freezer, tiled splashbacks, uPVC double glazed windows to side and rear, uPVC door to the side and a door into w/c.

W/C 3'0" x 4'11" (0.923m x 1.524m)



With a w/c and uPVC double glazed privacy glass window to the side.

Landing



With uPVC double glazed privacy glass window to the side, loft hatch, smoke alarm and doors into all first floor rooms.

Bedroom 1 12'4" x 11'3" (max) (3.766m x 3.448m (max))



With uPVC double glazed window to the rear, built in wardrobes and cupboards to one wall and a radiator.

Bedroom 2 12'3" x 11'4" (3.753m x 3.467m)



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

Bedroom 3 6'11" x 9'2" (2.126m x 2.800m)



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

Shower Room 6'10" x 5'4" (2.098m x 1.636m)



Fitted with a modern three piece suite consisting of a

walk in shower with rainfall shower head and additional attachment with glass screen, a w/c and wash hand basin in unit with cupboards. There is a uPVC double glazed privacy glass window to the rear, heated towel rail, spotlights to the ceiling, fully tiled walls and extractor.

Garage 13'5" x 23'10" (4.107m x 7.266m)

Detached garage with power, lighting, electric up and over door and personnel door to the side.

Outside



The property is fronted with a sizeable space with a garden which is mainly laid to lawn with a mature bush along the side and front with an attractive blossom tree. There is a concrete driveway providing ample off road parking and leads down to double opening gates where there is more parking and the drive continues down to the garage.

To the rear of the property there is a low maintenance paved garden with an area for alfresco dining in the summer months, there is a raised gravelled area, perfect for potted plants or further seating area.

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.

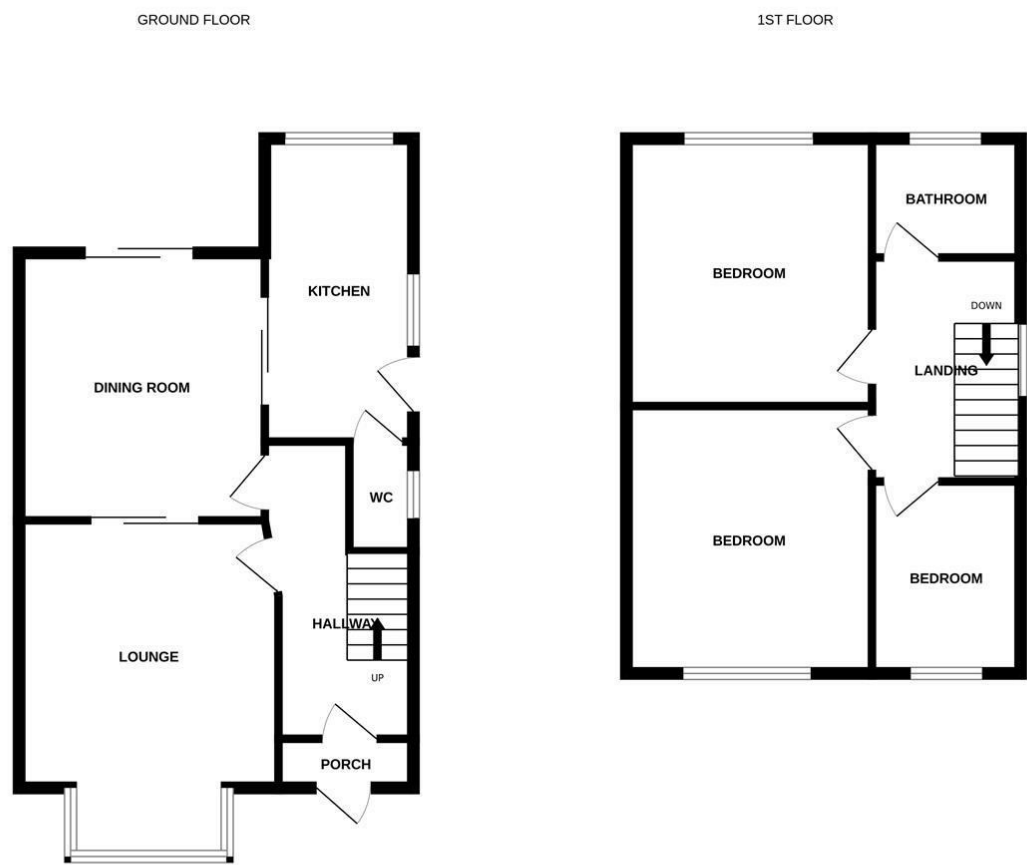
Brochure Prepared

April 2025.

Viewings

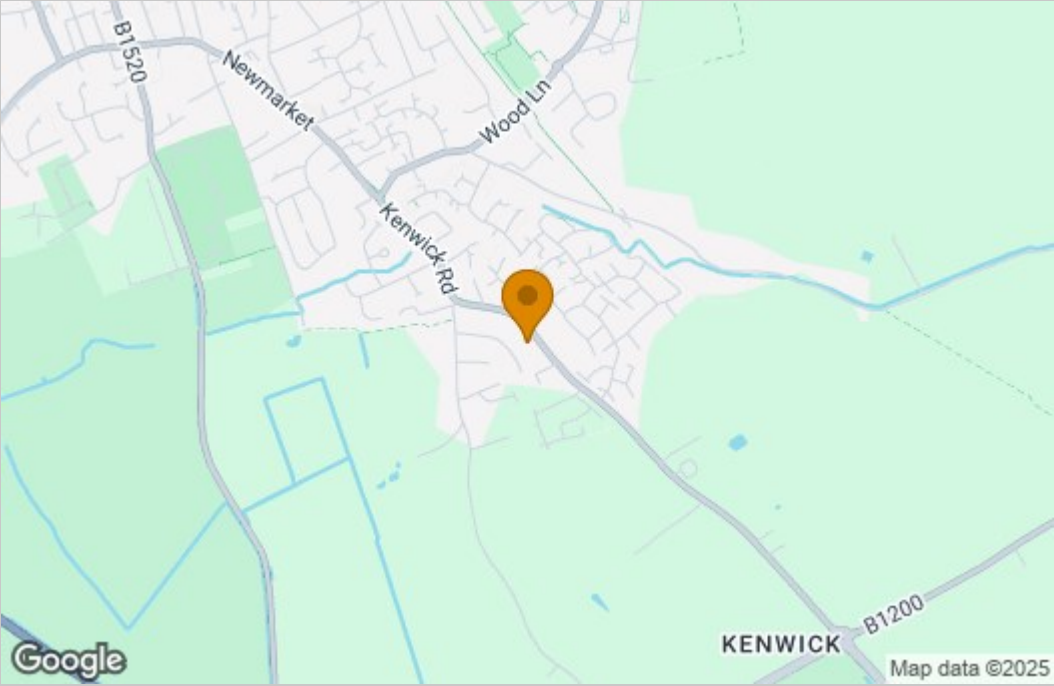
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

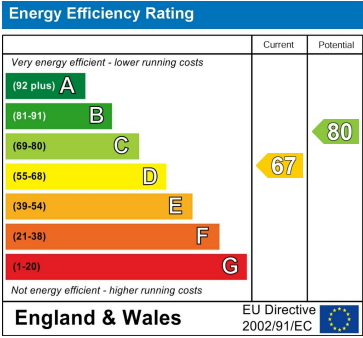


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 6/2025

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.