22, Legbourne Road,
£950 Per Calendar Month

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Willsons
SINCE 1842

22, Legbourne Road,
, Louth,
Lincolnshire, LN11 8ER

"AGENT'S COMMENTS"

Three bedroom semi-detached house situated in the market town of Louth. The property benefits from a new gas central heating system, a modern kitchen with built in appliances and has been decorated throughout with new carpets and click flooring. There is a driveway for private parking, a garage and a large rear garden.

LOCATION

Louth is a historic market town in Lincolnshire, in eastern United Kingdom, known for its traditional markets and historic Georgian and Victorian buildings. The town lies on the edge of the scenic Lincolnshire Wolds, making it a popular base for countryside walks and outdoor activities. Louth has a range of local amenities including shops, supermarkets, cafés, restaurants, schools, healthcare services, and leisure facilities, and it is around 30 miles from the historic cathedral city of Lincoln.

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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** rentals@willsons-property.co.uk
https://www.willsons-property.co.uk

How to apply
If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings
Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding deposit
If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totaling to £219.23, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit
This property requires a deposit of 5 weeks' rent - totaling £692.30

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation:
Access two the front porch gained via a set of UPVC double glazed front entrance doors.

Entrance Hallway
Wooden Glazed secondary door with Mortis, Yale and chain locks, radiator, sockets and switches, heating controls. Access to the ground floor WC, lounge, dining kitchen, and stairs.

Kitchen/Diner
12'5" x 10'2" min x 8'9" x 6'9" max (3.81 x 3.11 min x 2.67 x 2.06 max)
UPVC double glazed patio doors, UPVC double glazed rear door, UPVC double glazed window, fully fitted kitchen consisting of a range of wall and base units with soft closers, stainless steel sink and drainer, Gas hob, electric oven and cooker extraction, Combi boiler, CO alarm, smoke alarm, Sockets and switches

Lounge
12'0" x 11'1" min (3.68 x 3.4 min)
Large UPVC double glazed bay window, radiator, sockets and switches, telephone point, aerial socket and satellite leads.

Ground Floor W.C
4'9" x 2'7" max (1.45 x 0.8 max)
UPVC double glazed frosted window, low-level WC, handbasin with storage cupboard and chrome mixer tap, radiator and chrome toilet roll holder.

Stairs & Landing
UPVC double glazed frosted window, smoke alarm, fire extinguisher, loft access, sockets and switches.

Bathroom
5'6" x 6'10" max (1.68 x 2.09 max)
White three-piece suite consisting of pedestal sink with chrome taps, low-level WC, and panelled bath with glass screen and Triton electric shower, UPVC double glazed frosted window, Xpelair extractor fan and radiator.

Bedroom 1
12'1" x 11'5" max (3.69 x 3.48 max)
UPVC double glazed window, radiator, sockets and switches.

Bedroom 2
12'6" x 11'4" max (3.83 x 3.47 max)
UPVC double glazed window, radiator, sockets and switches.

Bedroom 3
8'7" x 6'11" (2.64 x 2.13)
UPVC double glazed window, radiator, sockets and switches.

Exterior:
Rear garden
Lawn area with shrubs, bushes and trees enclosed by wooden fencing, outside tap & sockets.

Front garden
Lawn area with shrubs and bushes enclosed by a brick built wall.

Brick Built Garage
17'2" x 8'6" max (5.25 x 2.61 max)
Metal up & over garage door, sockets, switches and lighting, UPVC double glazed window, UPVC side entrance door, three wheelie bins present. Tarmac drive with space for multiple vehicles.

Services
Gas central heating, Mains electricity and mains water and sewerage.

FLOORPLAN **Not to scale – For identification purposes only**

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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.