



CHOICE PROPERTIES

Estate Agents

Blackwell Station Road,
Legbourne, LN11 8LL

Reduced To £189,950



****No upper chain**** Choice Properties are delighted to bring to the market this beautifully presented two bedroom semi-detached bungalow, situated in the most sought after location, overlooking stunning open field views to the front aspect. The property further benefits from driveway with garage and privately enclosed garden to the rear. Viewing is highly advised.

Offering generously proportioned rooms throughout, the well maintained accommodation comprises:-

Hallway

5'8" x 2'6"

L-Shaped, thermostat controls, two built in storage cupboards.

Kitchen

14'2" x 8'10"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring electric hob with featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, wall mounted Viessman combination boiler.

Reception Room

22'8" x 10'10"

Light and airy reception room overlooking beautiful open field views, TV Aerial point, telephone point.

Bedroom 1

14'6" x 10'10"

Spacious double bedroom overlooking the garden.

Bedroom 2

9'3" x 8'10"

Double bedroom overlooking the garden.

Bathroom

9'1" x 5'7"

Fitted with a white three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled w.c., chrome heated towel rail, extractor fan.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is partly laid with well tended lawn and also features a paved patio seating area which is ideal for soaking up the sunshine or Alfresco dining. A paved footpath leads up to the timber storage shed. There is also a gate to the side of the bungalow providing access to the front.

Garage

20'0" x 8'11"

Up and over door, power and lighting, pedestrian door to the side aspect.

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.

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.

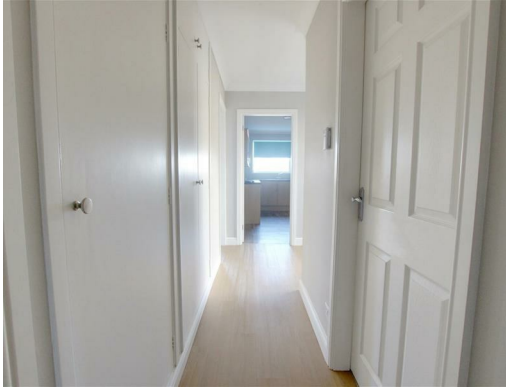
Viewing arrangements

Viewing by appointment through Choice Properties on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

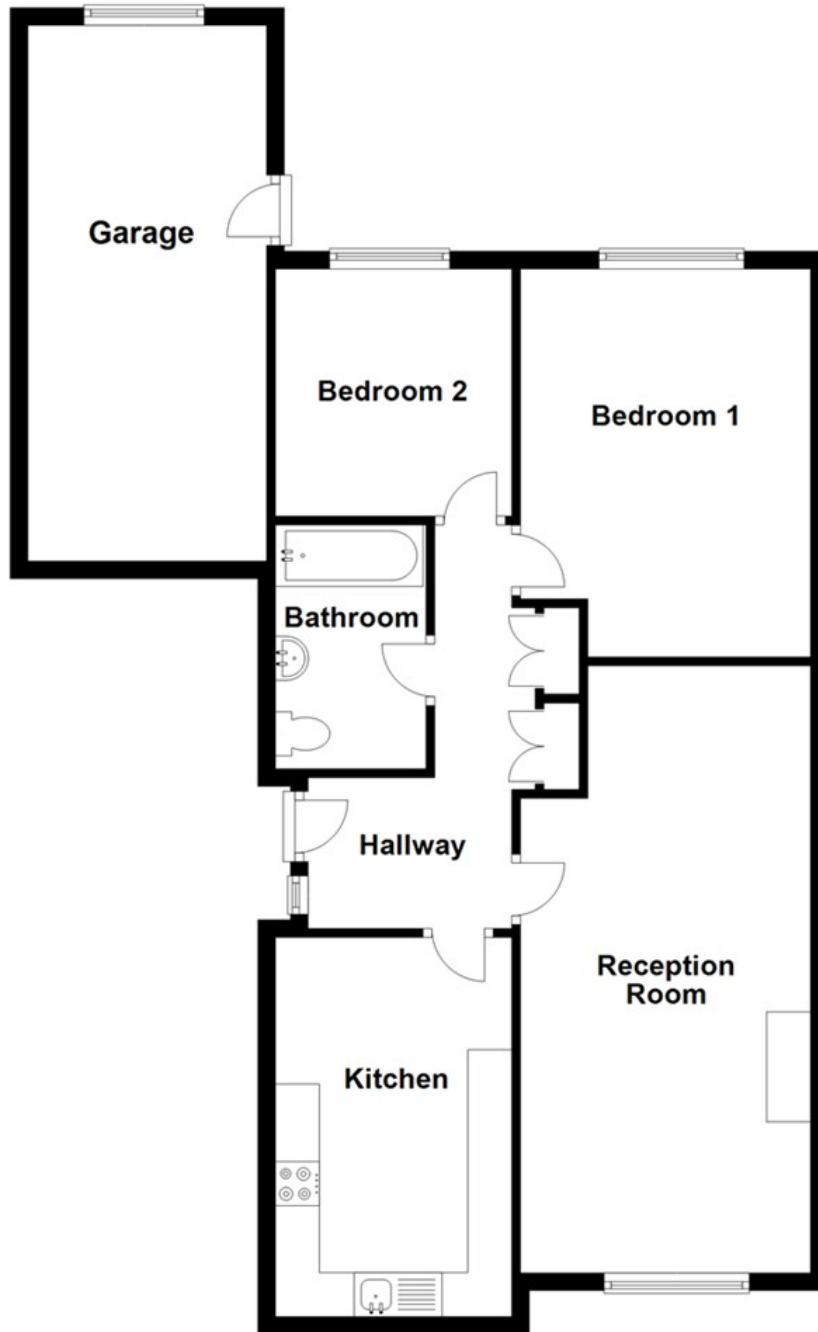
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Ground Floor

Approx. 87.1 sq. metres (937.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

Directions

From our Louth office head out of town along Newmarket/Kenwick Road in the direction of Legbourne. Head through the village centre and past the church. Then just before you get to the Queens Head pub, Blackwell can be found a few doors down on your right hand side.

