



Blue Stone House Mill Lane Legbourne Louth LN11 8LT

£495,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

A unique opportunity to acquire a spacious detached family house which benefits from a large purpose built annexe making it ideally suited for the extended family. The property enjoys attractive views of the village stream from the rear garden and is located within the popular village of Legbourne with amenities, including a primary school, village shop and village hall. EPC rating C.

Rooms

Recessed Porch

With tiled floor, overhead lighting and uPVC front door with matching side windows opening to:

Entrance Hall

With part panelled walls, coved ceiling, radiator and under stairs storage cupboards.

Lounge

With bay window having uPVC double glazed windows, radiators, coved ceiling, double doors opening to dining room. Measurement into bay window. 23'5" x 15'4" (7.18m x 4.7m)

Sun Room / Office

With uPVC double glazed patio door, coved ceiling, radiator. 14'8" x 13'3" (4.53m x 4.07m)

Breakfast Kitchen

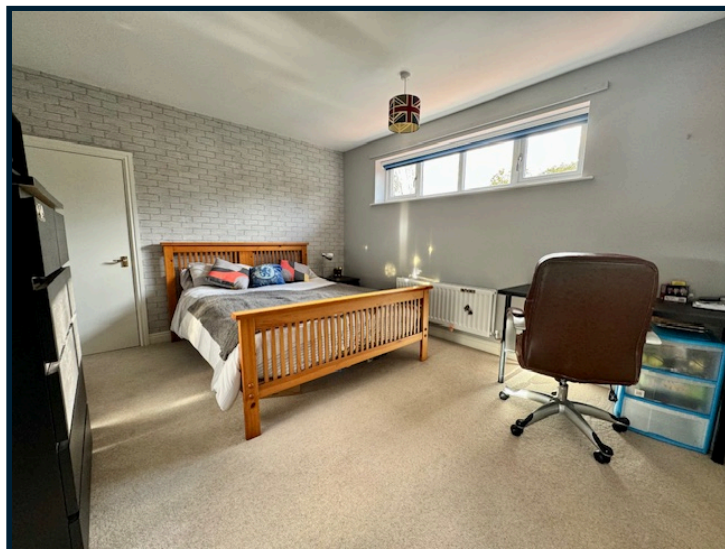
A stylish modern fitted kitchen comprising wall & base cupboards & drawers, Belfast style double sink & mixer tap, quartz worktops, Neff integrated double oven, CDA electric induction hob and extractor fan over, Keylite skylights, uPVC double glazed patio doors and window, radiator. Maximum width measurement. 22'3" x 12'3" (6.81m x 3.77m)

Utility Room

With fitted cupboard and stainless steel sink, drainer and worktop, plumbing for washing machine, fitted wall cupboard, uPVC double glazed side access door and uPVC double glazed window, radiator, pedestrian access door to garage. 8'1" x 7'7" (2.48m x 2.36m)

Toilet

With vanity wash basin, radiator, close couple toilet, uPVC double glazed window.



Stairs To First Floor Landing

With part parallel walls, radiator, coved ceiling and built-in airing cupboard housing hot water cylinder

Bedroom 1

With uPVC double glazed window, radiator, coved ceiling, built-in wardrobe. Minimum depth measurement. 13'7" x 12'4" (4.2m x 3.8m)

En-Suite Bathroom

With panel bath, close couple toilet, vanity wash basin, tiled shower cubicle housing mains fed shower, radiator, shaver light, part tiled walls, and uPVC double glazed window. Minimum depth measurement. 8'4" x 6' (2.58m x 1.83m)

Bedroom 2

With high-level uPVC double glazed window, radiator, built-in wardrobes and access door to roof space. 12'8" x 11' (3.93m x 3.37m)

Bedroom 3

With built-in wardrobes, radiator, coved ceiling, access to roof space and uPVC double glazed window. Maximum depth measurement. 14'2" x 9'8" (4.35m x 2.99m)

Bedroom 4

With built-in wardrobes, radiator and uPVC double glazed window. Minimum width measurement. 11'2" x 8'4" (3.43m x 2.57m)

Family Bathroom

With panel corner bath, vanity wash basin, close couple toilet, tiled shower cubicle housing mains fed shower, part tiled walls, radiator, shaver point, high-level uPVC double glazed window and radiator. 10'4" x 7'3" (3.19m x 2.23m)

Annex Accommodation

The spacious annexe is all at ground floor level and has it's own gas central heating.

Hallway

With radiator, coved ceiling, built-in airing cupboard housing hot water cylinder.

Living Room

With Regency style fireplace housing electric fire, coved ceiling, thermostat, radiator and uPVC double glazed patio sliding door opening to: 19'2" x 11'4" (5.87m x 3.5m)

Conservatory

With brick base and having uPVC double glazed windows and pitch roof, radiator and uPVC double glazed external door. 12'4" x 11'1" (3.8m x 3.4m)



Breakfast Kitchen

With fitted wall and base cupboards, granite effect worktops, stainless steel sink having mini sink and drainer board, tiled splash backs, integrated Zanussi double electric oven, electric induction hob and extractor fan over, plumbing for washing machine, Worcester gas fired central heating boiler and control panel, two uPVC double glazed windows and composite external door. 19'2" x 9'7" (5.87m x 2.96m)

Bedroom

With fitted wardrobes and cupboards, radiator, uPVC double glazed window and coved ceilings 15'6" x 8'8" (4.76m x 2.71m)

Shower Room

With tiled shower cubicle housing mains fed shower, vanity wash basin, close couple toilet, radiator, part tiled walls, shaver light, uPVC double glazed window. 12'8" x 5'3" (3.93m x 1.63m)

Outside

The front garden is mostly gravelled providing ample off-street parking. The attractive rear garden includes paved patio areas, shaped lawns, flower and shrub beds, pergola and seating area, large glass greenhouse, ornamental fishpond and attractive views overlooking the village stream.

Integral Garage

With up and over garage door, power and lighting, uPVC double glazed window & electric car charger. 18'2" x 11'9" (5.55m x 3.64m)

Services

The property is understood to have mains water, drainage electricity. The main house heating is via an electric air source heat pump and the annexe is via a gas central heating boiler. Solar panels provide electricity for air source heat pump. The newer solar panels are owned by the seller with the original panels subject to a lease from 2011 for a term of 25 years.

Tenure

Property is understood to be freehold.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 2 Mbps and an upload speed of 0.3 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.



Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three.

Council Tax Band

Council tax band According to the governments online portal, the property is currently in Council Tax Band E with the Annexe having a Council Tax Band A. The seller informs us that the tax Band A pertains to someone under the age of 65 being in residence. If any of the residents are over 65, then the Tax Band is X, which means it is exempt from any Council Tax payment. Please note that Council Tax Bands can be revised when there is a change of ownership.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

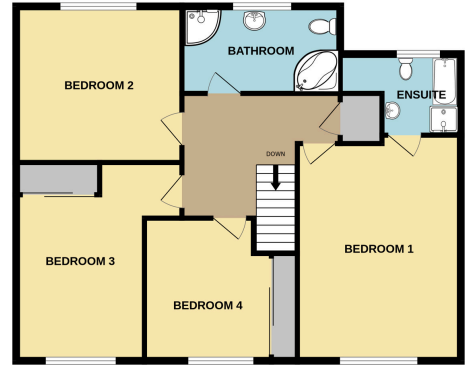
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
1994 sq.ft. (185.3 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 2877 sq.ft. (267.3 sq.m.) approx.

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.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.