



Boothby House Station Road Legbourne Louth LN11 8LH

£475,000

Council Tax Band F

JOHN TAYLORS
EST. 1859

Set within approximately two acres of stunning, mature gardens, this impressive Victorian detached house offers an abundance of versatile living space, perfect for family life. Nestled on the outskirts of the sought-after village of Legbourne, this property presents exceptional potential to create your dream home. With its classic charm, spacious layout, and enviable location, this home is ideal for those seeking both tranquility and convenience. EPC rating E.

Rooms

Hallway

With uPVC double glazed entrance door, radiator, alarm system, staircase leading to first floor and cupboard under.

Lounge

With uPVC double glazed window to front aspect, double radiator, timber fire surround and hearth. Double glazed window to side elevation. Timber framed glazed double doors leading to: 11' x 20'4" (3.36m x 6.22m)

Dining Room

With double glazed aluminium sliding patio doors and window, coving to ceiling, radiator. Single timber glazed door through to: 8'6" x 16'8" (2.63m x 5.15m)

Inner Hallway

With laminate flooring, coving to ceiling, cupboard housing electric meter and fuse board. Door to Kitchen, W.C. and driveway.

W.C.

With picture rail, low level flush W.C., corner wash hand basin. 3' x 6' (0.94m x 1.85m)

Breakfast Kitchen

With aluminium double glazed patio doors, spotlights, ceramic tile flooring, range of base cupboards and wall units with complimentary roll top work surfaces, tiled splashbacks. Double electric oven, ceramic hob, 1 half bowl sink with drainer, mono bloc mixer tap, space for dishwasher and tumble dryer. 16'1" x 12'9" (4.91m x 3.94m)

Utility Room

With oil fired Worcester Bosch floor standing boiler, hot water and heating timer, base cupboards with work surfaces, stainless steel sink with drainer, tiled splashbacks, ceramic tiled flooring, timber door to rear garden, space and plumbing for a washing machine. 6' x 9'6" (1.85m x 2.93m)

Sitting Room

With open fireplace having tiled cast iron grate and slate surround, radiator, double glazed uPVC window to front and side elevation. Measurements into chimney recess. 12'7" x 13'9" (3.9m x 4.25m)

Study

With timber panelled ceiling, radiator, uPVC double glazed window, storage cupboard with built-in shelving. 7'1" x 13'8" (2.17m x 4.22m)

Galleried Landing

With pine balustrade and doors leading to bedrooms and bathroom, uPVC double glazed door having access to dining room, flat roof.

Bedroom 5

with uPVC double glazed window, radiator, loft hatch. 7'1" x 10'9" (2.17m x 3.34m)

Bedroom 4

With uPVC glazed window, radiator, built-in wardrobes and views over gardens to open countryside. 8'4" x 13'3" (2.58m x 4.08m)

Master Bedroom

With uPVC double glazed window, radiator, built-in wardrobes. Sliding door leading to: 11'4" x 16'9" (3.49m x 5.17m)



En-Suite Shower Room

With W.C., wall mounted hand wash basin, shower cubicle, tiled walls, uPVC double window with obscured glass, lino flooring.

Family Bathroom

With olive coloured three piece suite, enclosed bath with chrome mixer shower taps, vanity wash basin, low level flush W.C., Upvc double glazed window, radiator, heated towel ladder, airing cupboard with hot water cylinder & louvred doors. Part-tiling to walls and bath. 7'1" x 13'9" (2.19m x 4.25m)

Bedroom 2

Measurements into chimney recesses, with uPVC double glazed window and radiator. 14' x 12'8" (4.27m x 3.93m)

Box Room

With uPVC double glazed window to front aspect, radiator. 5'7" x 5'9" (1.75m x 1.8m)

Bedroom 1

with uPVC double glazed window looking out to views of open countryside. 11' x 12'9" (3.38m x 3.94m)

Double Garage

With timber side door, up and over garage door and two timber framed glazed windows, power and lighting. 19'6" x 19'9" (6m x 6.08m)

Outside W.C.

With W.C. and wash hand basin.

Stable Block

With two stable doors and one double timber door, timber framed window to front elevation.

Gardens

The beautiful well stocked gardens are mostly to the sides and rear of the property and consist of lawns with mature trees, flowers and shrub beds. There is ample space around the old stable block to fence off a paddock area for horses or ponies. With approximately 2 acres of land available there is a wealth of potential for adapting the gardens.

Tenure

Property is understood to be freehold.

Services

The property is understood to have mains water, electricity, drainage and oil fired central heating.

Mobile

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 25 Mbps and an upload speed of 3 Mbps.

Council Tax Band

According to the government's online portal the property is currently in Council Tax Band F.

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.

Viewing Arrangements

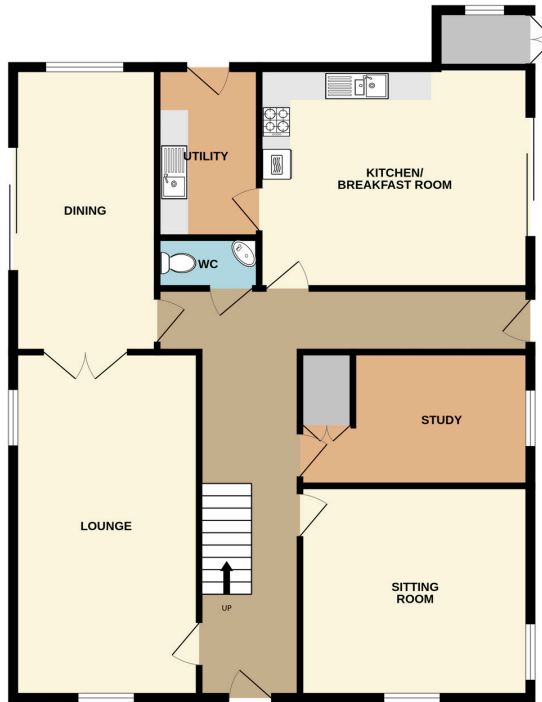
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

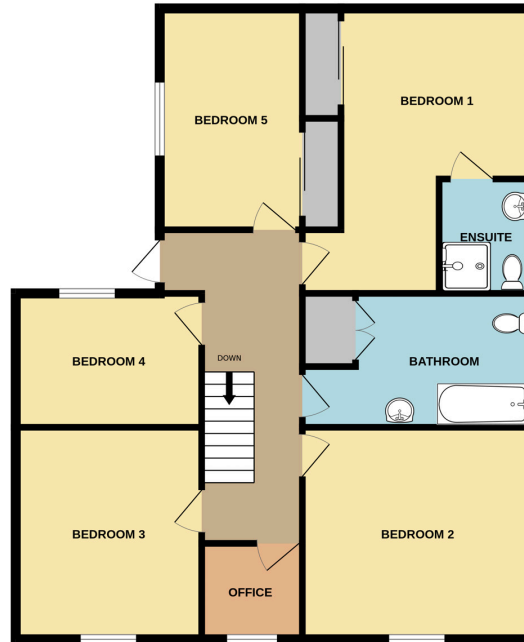
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



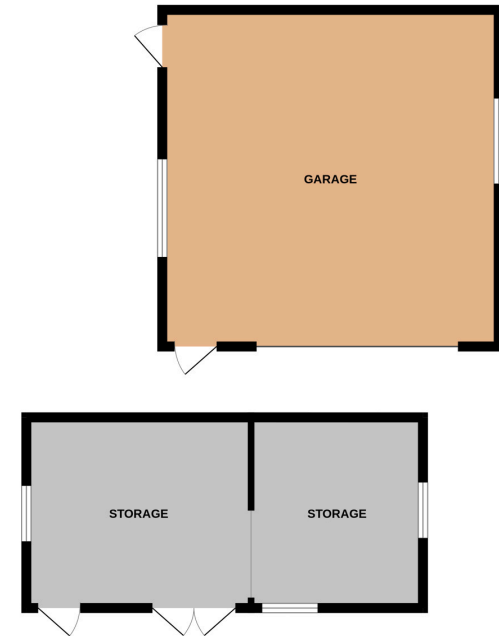
GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



OUTBUILDINGS
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2832 sq.ft. (263.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			