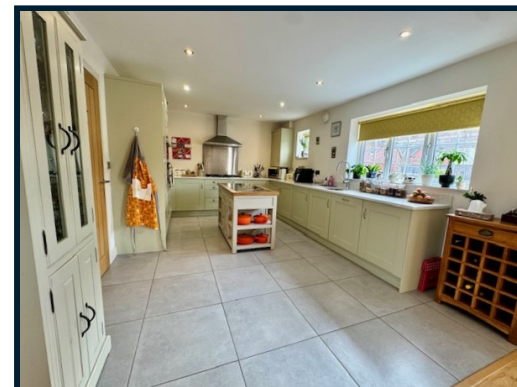




The Hawthorns Manor Park Legbourne Louth LN11 8NH

£397,500

Council Tax Band E

JOHN TAYLORS
EST. 1859

This charming link detached cottage style home, built in 2019, offers contemporary living in a sought-after village location, just a short driving distance from the market town of Louth. With the peace of mind of a new build warranty, this property combines modern design with the warmth from the character of cottage style architecture. Inside you will find a spacious open plan kitchen, dining and living area, ideal for both relaxed family living and entertaining. The ground floor benefits from the comfort of underfloor heating, and has a cosy environment with plenty of natural light and a seamless connection to the enclosed rear garden, perfect for outdoor dining or a private retreat.

Rooms

Entrance Hall

A spacious hallway which has a composite front door, wood effect flooring, digital thermostat, staircase to first floor landing with a useful under stairs storage area.

Cloakroom

With close couple toilet, chrome heated towel rail/radiator, wash basin, extractor fan and wood effect flooring.

Lounge

A bright and spacious reception room having a uPVC double glazed window to front elevation, built in understairs storage cupboard housing the underfloor heating manifolds, uPVC double glazed patio doors & digital thermostat. 11'9" x 18'8" (3.63m x 5.74m)

Kitchen Area

Open plan kitchen, dining and sitting room areas with the kitchen area having a range of fitted wall and base cupboards, Silestone worktops, integrated Neff gas hob with extractor hood over, integrated Neff electric oven and grill, fridge freezer, Bosch dishwasher and washer drier, work island having drawers and cupboards below, tiled flooring, Logic gas fired central heating boiler, digital thermostat control, uPVC double glazed windows, stainless steel sink having mini sink and rinse mixer tap.

16'4" x 11'2" (5m x 3.43m)

Living and Dining Room Areas

An excellent entertainment space having uPVC double glazed window to front elevation and patio doors to rear elevation, wood effect flooring. 11'1" x 18'8" (3.4m x 5.75m)

Stairs To 1st Floor Landing

With two uPVC double glazed windows to stairwell, radiator, built-in airing cupboard housing pressurised hot water cylinder, access to roof space.

Bedroom 1

With uPVC double glazed windows to front and rear elevations, two radiators, fitted mirror fronted wardrobes, digital thermostat control. 11'3" x 18'9" (3.47m x 5.77m)



En-suite Shower Room

With tiled shower cubicle having mains fed bar shower, vanity wash basin, close couple toilet, part tiled walls, uPVC double glazed window, chrome heated towel rail/radiator, shower point and illuminated mirror, extractor fan. 7'4" x 5'6" (2.28m x 1.73m)

Bedroom 2

With uPVC double glazed window, radiator.
11' x 9'2" (3.37m x 2.83m)

Bedroom 3

With uPVC double glazed window, radiator.
10'2" x 9'2" (3.13m x 2.82m)

Bedroom 4

Currently used as an office and having uPVC double glazed window and radiator.

9'6" x 9'3" (2.93m x 2.86m)

Bathroom

With panel bath having shower attachment over and splash tiling, vanity wash basin, close couple toilet, uPVC double glazed window, shaver points, elongated chrome towel rail/radiator and extractor fan. 2m wide maximum x 2.82m deep maximum
6'5" x 9'2" (2m x 2.82m)

Outside

The front garden has a shaped lawn with inset ornamental trees, flower and shrub beds, and a block paved driveway providing ample parking & which leads to the garage. The west facing rear garden has been divided into various flower and shrub beds and includes stone paved footpaths and patio areas, timber pergolas, two cold water taps, disconnected rainwater harvester, raised vegetable beds and gravel footpaths all enclosed with timber fencing and a brick wall.

Single Attached Garage

With electric up and over door, power and lighting and composite pedestrian access door.

9'3" x 18'8" (2.84m x 5.73m)

Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating with underfloor heating on the ground floor and traditional radiators on the first floor.

Broadband

We understand from the Ofcom website that superfast broadband is also available with a download speed of 80 Mbps and an upload speed of 20 Mbps. The owners have made us aware that Fibre broadband is being installed at the property.

Openreach is the available network.

Mobile

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

Council Tax Band

According to the governments online portal, the property is currently in council tax band E.

Tenure

The property is understood to be freehold.

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

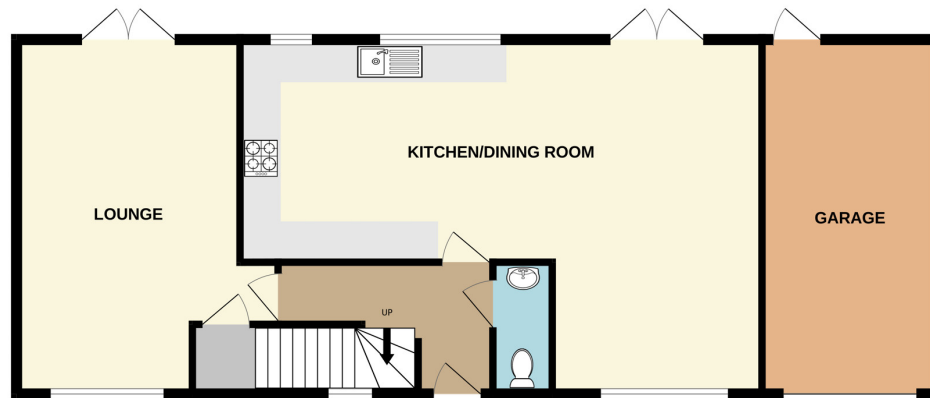
Saturday to 9 am to 1 pm.

Thinking Of Selling?

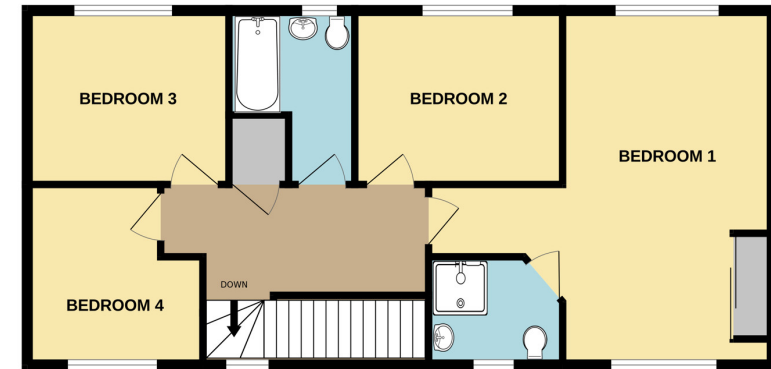
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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		83
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		