



1, East Farm Lane

Fulstow

M A S O N S
— Celebrating 175 Years —

1 East Farm Lane

Fulstow
Louth
LN11 0ZU



Smart, modern semi detached home

Rural village location

Garage and parking space with EV charger

3 double bedrooms of excellent size

Impressive fully fitted breakfast kitchen

Hallway, feature staircase, gallery landing

Double doors to spacious dining-lounge

Ensuite shower to bedroom 1

Family bathroom and cloaks/WC

LPG central heating, uPVC double glazing

Brick walled patio at the rear.

Newly built and completed in 2017, this smart rural semi-detached house is of a traditional country design with brick faced principal walls beneath a pitched clay pan tile roof with a long rear “catslide” roof.

The windows are traditionally styled sashes but with uPVC frames and double glazed panes whilst heating is by an LPG central heating system with combination condensing boiler. A glance at the EPC will show how very economical this property is to run.

There are mains powered smoke alarms and a number of stainless steel sockets and switches on the ground floor. The heavy internal doors are shaker style and finished in oak.

Just a few yards along East Farm Lane there is a block of three garages and the centre garage belongs to number 1.

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The main entrance into the house is positioned facing East Farm Lane and comprises a composite part-glazed door with decorative frames in a stone surround and this opens into a spacious **entrance hall**.

The hall has a ceramic-tiled floor in oak herringbone style and a staircase with a pillared balustrade finished in grey gloss paint leading to the first floor. The tiled floor extends into an inner lobby through a square archway at the rear and there are doors to a recessed cloak cupboard with coat hooks to wall plaque and the **cloakroom/WC**, which contains a white suite.

This includes a low-level, square design, dual-flush WC and a vanity wash hand basin with ceramic-tiled splash-back over a base cupboard. The ceramic-tiled floor extends into this room from the hall and there is a chrome ladder style radiator, an angled corner wall with mirror, an extractor fan and window on the rear elevation.

The reception area of the hall flows through double doors into a **spacious dining lounge**.





This room has a window on the front elevation, LED downlighters to the coved ceiling, a further window to the side and for entertaining, there are multi-pane, part-glazed oak doors which open onto the kitchen at the rear and these have bevelled panes.

The **breakfast kitchen** is fitted with an attractive range of modern units in contrasting pale grey and white, with long, stainless steel handles. There are base cupboards and drawers with deep, wide pan drawers, roll-edge, oak-effect work surfaces with Metro style ceramic-tiled splash-backs, matching wall cupboards and a stainless steel, one and a half bowl sink unit.

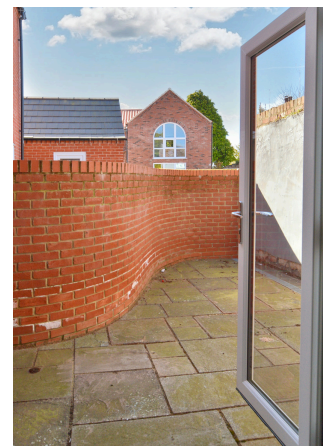




The integrated kitchen appliances are by Bosch and these comprise a fridge/freezer, an electric oven with grill, a combination microwave oven above, an integrated, full-size dishwasher and a ceramic induction hob with an angled stainless steel and glazed CDA cooker hood over, having downlighters. There is space at the side of this with plumbing for a washing machine and the room is lit by LED downlighters and naturally by a window on the side elevation and French doors which open onto the walled patio.

One of the wall cupboards houses the LPG Alpha condensing combination central heating boiler. This operates with a remote control Siemens digital controller. The LPG storage tanks are at the rear of the house with access by a ledged, braced and framed door from the lane adjacent.

The window and French doors are fitted with louvre blinds.





On the first floor there is a **spacious landing** and the pillared balustrade of the staircase extends to form a gallery over the stairwell before continuing along the side of the upper staircase to the second floor.

There is a window on the front elevation and doors off to bedrooms one and two, together with the bathroom.

The **master bedroom** is a spacious double room with part-sloping ceiling to the rear, a window on the side elevation overlooking the village playing field and an angled door to the ensuite shower room. A low door also gives access to an under-eaves storage area and there is an angle door into the ensuite shower room.



The **ensuite shower room** is fitted with a white suite comprising a square design, low-level, dual-flush WC, a rectangular vanity wash hand basin with Metro style splash-back and two drawers beneath, together with a corner shower cubicle with metro-style ceramic wall tiling, glazed screens and curved, glazed doors, together with a mixer unit and handset with wall rail. The part-sloping ceiling has an obscure-glazed skylight window and there is a chrome ladder-style radiator, shaver socket and extractor fan.



The **second bedroom** is positioned at the front of the house and is a good-sized double bedroom with a window on the front elevation which enjoys a lovely view along the street which leads through the village.



The **family bathroom** is fitted with a white suite comprising a square design, low-level, dual-flush WC, a rectangular vanity wash hand basin with Metro style tiled splash-back, mirror over and drawers beneath; panelled bath with shower fittings to the lever mixer tap, handset and wall rail. There is a sash window on the rear elevation and Metro style ceramic-tiled splash-backs around the bath extending to high level in the shower area, which has a glazed screen and adjacent, there is a chrome ladder-style radiator/towel rail.



The staircase rises from the first-floor landing with kite-winder turning steps to the upper section leading to a small **second floor landing** with door into the **third bedroom**.

This is also a spacious double bedroom with deep, part-sloping ceilings, a skylight window on the front elevation and two doors to under-eaves storage spaces. One of these is carpeted with power points and an internal door to a further under-eaves space.



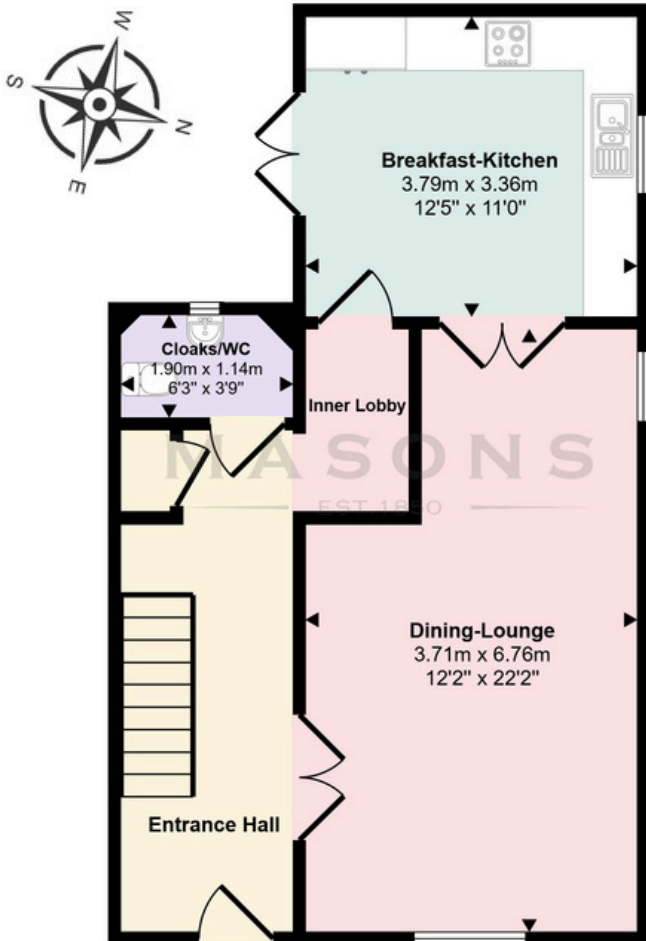


On the outside, at the front of the house there is a block-lined flagstone pathway leading to the front entrance and a gravel parking space with the wall mounted EV charging point by the front door. A lawned area extends around the front and side of the house. To the rear of the property there is a small walled courtyard with a flagstone patio area for outside dining/seating and this extends to form a path along the rear wall of the house with a screen door as previously described, from the lane adjacent. The courtyard has an outside water tap and there is a wall-mounted light above the French doors from the breakfast kitchen.



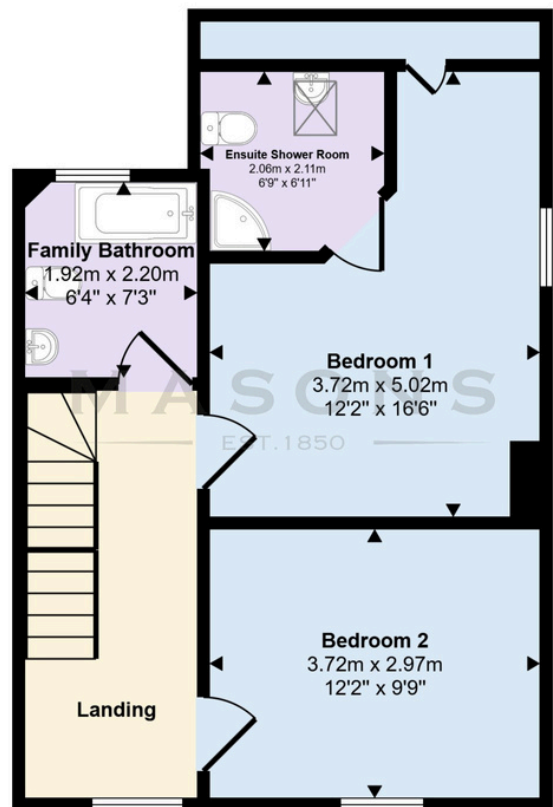
In addition to the parking space there is the benefit of a single garage within the block located beyond the property along East Farm Lane and this is constructed in brick and block beneath a pitched clay pantiled roof and has an up and over door, strip light, power points and its own electricity consumer unit.





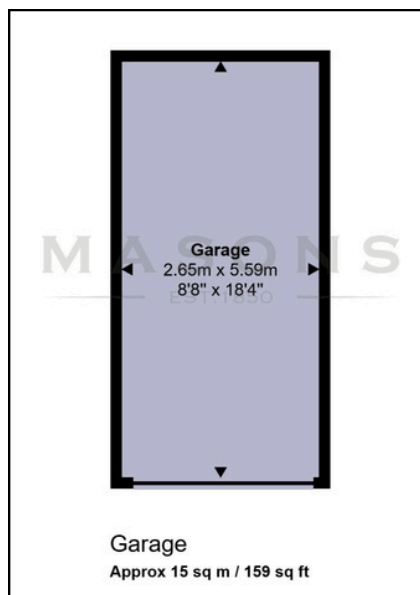
Ground Floor
Approx 53 sq m / 569 sq ft

Denotes head height below 1.5m

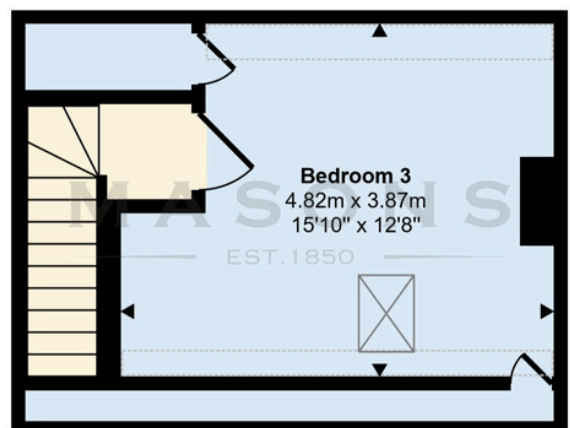


First Floor
Approx 47 sq m / 508 sq ft

Denotes head height below 1.5m



Garage
Approx 15 sq m / 159 sq ft



Second Floor
Approx 25 sq m / 268 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Fulstow

A Village with Character and
Community

Fulstow is a peaceful village located between the market town of Louth and the business hub of Grimsby, just off the A16. Unique for being the only English village crossed by the Greenwich Meridian line, Fulstow is mentioned in the 1086 Domesday Survey as Fugelstow. The Grade II Listed St. Lawrence Church, dating back to the early 13th century, is a village highlight.

The village boasts a primary school, a community-focused village hall, and the popular Cross Keys pub at its centre. Fulstow is known for its strong community spirit, with active local clubs such as the cricket and football teams. It offers a charming countryside retreat, perfect for those seeking the tranquillity of a traditional Lincolnshire village.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///condiment.fingertip.times

Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, carry straight on along Main Street.

1 East Farm Lane will be found on the right side after just a short distance.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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