



5A Cassbrook Drive

Fulstow

M A S O N S
— Celebrating 175 Years —



5A Cassbrook Drive

Fulstow, LNI | OXR

Executive detached residence

Positioned down a no through private lane

Large plot with open countryside views

4 Double bedrooms all with en-suite facilities

Open plan living kitchen dining area with sun room

Lounge, study, dining room and utility

Double garage with 1st floor room above

10-Year NHBC New Home Warranty from 2020

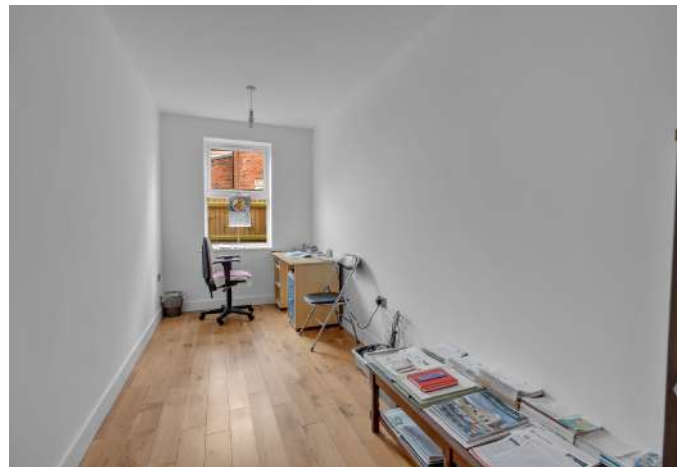
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A brilliant opportunity to acquire this recently built executive family home, well positioned on the outskirts of the village with superb views overlooking farmland. The property occupies a large corner plot with extensive gardens and ample driveway parking to the front, with the accommodation comprising hallway leading to the kitchen and breakfast area, open plan to the sun room, lounge dining room, study and utility room, while to the first floor are four large double bedrooms, all having en suite bathroom facilities, with large double garage to the front having an excellent loft room to the first floor.

The property dates back to September 2020 and benefits from the remainder of its 10-Year NHBC New Home Warranty. The property has uPVC windows and doors all round and has LPG central heating with an Ideal gas-fired boiler.



Covered porch entrance through the part-glazed composite door into spacious hallway with oak flooring with cloakroom and WC off to the right, along with a study or office. Straight ahead the staircase leads to the first floor with understairs cupboard, while double doors lead into the spacious lounge with windows to the side and patio doors to the rear, having a continuation of oak flooring and further double doors leading back into the breakfast area, with views out of the patio doors onto the rear garden.







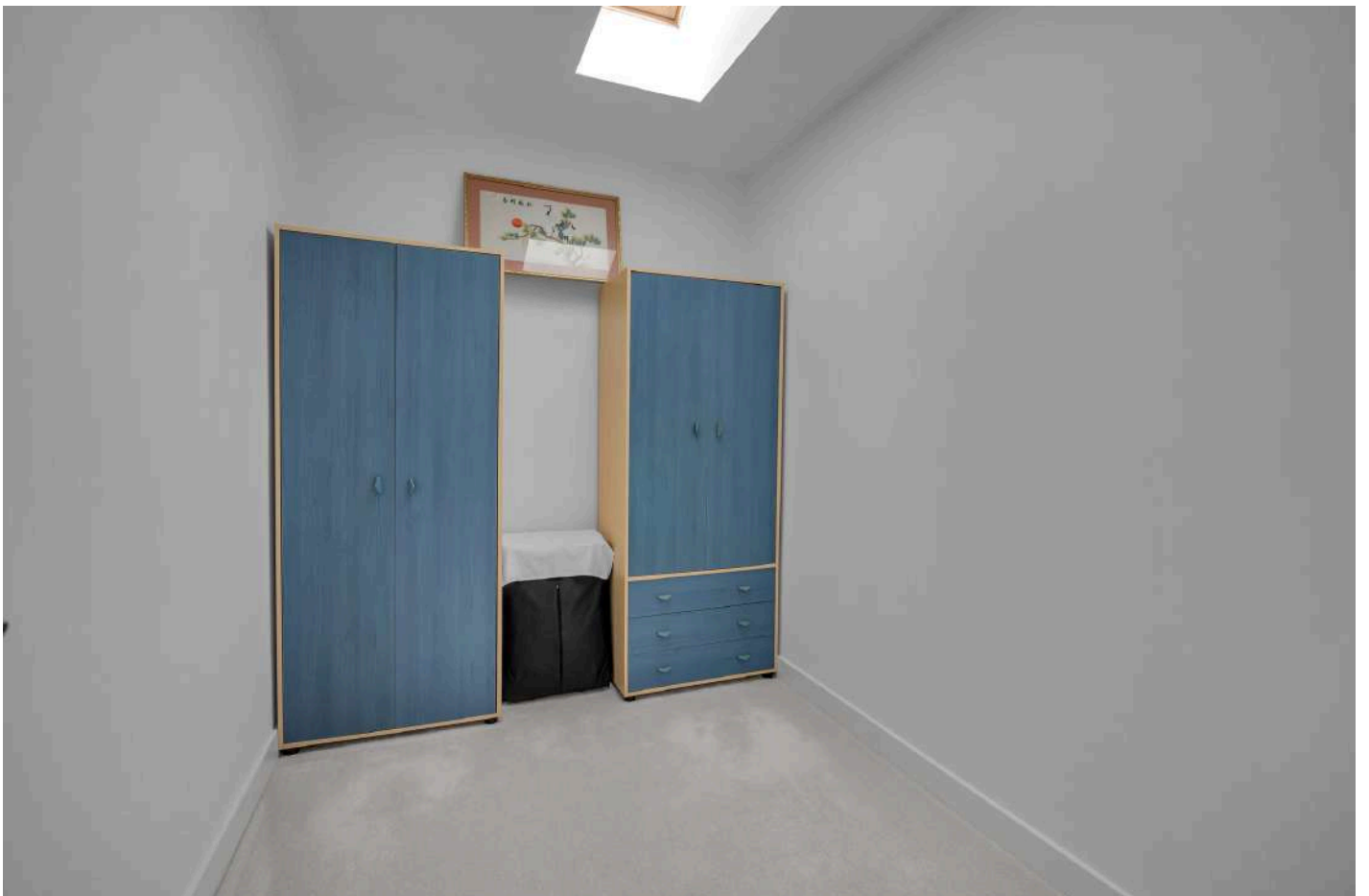
This open plan room leads into the superb, high-quality kitchen fitted with a good range of base and wall units finished with Shaker style white doors and quartz work surfaces. Inset Belfast double bowl sink and attractive tiling with integrated appliances and tiled floor, with the room opening into the superb sun room to the rear with windows to two aspects and patio doors to the garden. At the front is the dining room with double doors from the kitchen and hallway, making for a versatile reception room, while off to the left side is the utility room with a further range of built-in units, space and plumbing for washing machine, tiled floor and a secondary WC.





Spacious galleried landing with carpeted floor. Master bedroom, being a very generous size with beautiful views over open countryside, built-in wardrobes to one end with a sliding door giving access to en suite bathroom comprising bath, walk-in shower, twin basins and WC, frosted glass window and heated towel rail. Bedroom 2 is positioned to the front and also has an en suite shower room comprising shower, basin and low-level WC, heated towel rail.









Bedroom 3 is positioned to the rear with carpeted floor, twin aspect windows offering superb views over open countryside and having access to two separate dressing rooms with skylights, along with a further bathroom comprising bath with separate shower, WC and twin wash hand basins with heated towel rail. Bedroom 4 is a further large double in size with connecting door through to the dressing room which, in turn, leads to the further en suite shower room comprising corner shower cubicle, wash hand basin, low-level WC and heated towel rail.





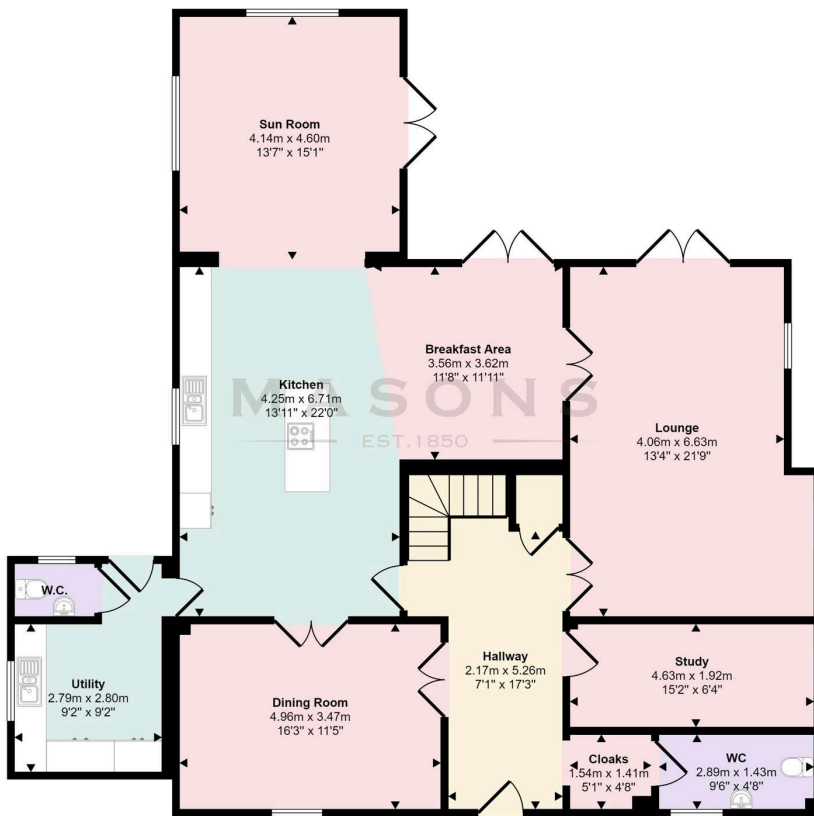
Outside

The property is initially approached by a gravel drive shared with one other property, which then leads into the private drive for number 5a which is laid to block paving, providing parking for multiple vehicles. Fenced boundary to front and lawned garden which extend to three sides of the property, extensively laid to lawn with summer house and mature hedging and trees to boundaries. The rear aspect enjoys a patio adjacent the rear patio doors and superb views over open countryside.

Double Garage

A two-storey, brick-built garage with remote electric up-and-over door, light and power provided within and having separate side pedestrian access. A rear door gives access to the stairs leading to the garage first-floor loft room which is a blank canvas providing an opportunity for the purchaser to use this versatile space to suit their needs. Having lights and electrics provided and window to front, it would make an ideal cinema room, homeworking space, games room, studio or treatment room, etc.





Garage
Approx 31 sq m / 333 sq ft



Garage 1st Floor
Approx 31 sq m / 331 sq ft

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 (24 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 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 F

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: ///condensed.tutorial.quitter

Directions

From Louth, travel north on the A16 road, passing the village of Fotherby and continue through the far side of Utterby. Drive straight on at the staggered crossroads then take the right turning signposted Fulstow. Follow the lane to the village centre and at the staggered crossroads, turn left along Northway, bear right off Northway along Churchthorpe and just along the way take the right turning into Cassbrook Drive. Continue to the end of the road where you can bear left along a shared gravel drive which takes you down and around the left bend, which then arrives at 5a Cassbrook Drive.

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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