



Holmelea

Fotherby

M A S O N S
— Celebrating 175 Years —



Holmelea

Fotherby, Louth, LN11 0UJ

Popular village location

Spacious corner plot

3 bedrooms and bathroom

Quiet road position opposite Church

Kitchen diner, Lounge, Utility

Driveway, garage and garden

Only a few minutes drive to Louth

No onward chain

MOVEWITHMASONS.CO.UK
01507 350500

Positioned on a quiet lane in the popular village of Fotherby, this deceptively spacious family home is located on a large corner plot and briefly comprises entrance hall, utility, kitchen diner, lounge, while to the first floor are three generous bedrooms and bathroom. Externally, the property has gated driveway parking for multiple vehicles, plus an attached garage, adjacent which is the delightful sunny garden. The property is just a few minutes' drive to Louth market town yet offers a peaceful semi-rural lifestyle.

This Period property has been well-maintained by the current vendors and has uPVC front door and windows and benefits from a solid fuel central heating system, with spacious living accommodation over two floors. Just opposite the property is the village church, providing a lovely setting with the property's own driveway and garden positioned on the right hand side.





Ground Floor

Approached via a covered porch having light within and tiled floor, through the part-glazed uPVC entrance door with windows to side, to the spacious hall with glazed timber doors into kitchen and utility. Cupboard to side with the utility room being very generously proportioned with fitted worktop and plumbing for white goods and sink, making a useful space which could be utilized as a further reception room if required. The lounge is a spacious reception room with two windows and fireplace housing the open grate fire, which runs the solid fuel central heating system with pump to the side. The kitchen is centrally positioned with a good range of base and wall units, with integrated appliances including oven, hob, extractor fan, space to side for dining table, tiled floor and window overlooking the garden. The rear lobby gives access to the garden and staircase leading to the first floor.



Covered porch to garage with bi-folding timber doors giving access to garage with extended space to left side, light and power provided, windows and currently used as a workshop.





First Floor

The spacious landing has carpeted floor and gives access to the three bedrooms which are all very generously proportioned and double in size, all having large windows and built-in wardrobes and storage space, with one housing the hot water cylinder with immersion heater. Across the landing is the bathroom having bath with shower above, shower screen and wash hand basin, window and tiling to all wet areas. Adjacent is the separate WC with carpeted floor and window, the two rooms being ideally positioned to be knocked through into one large bathroom or two shower rooms, etc.

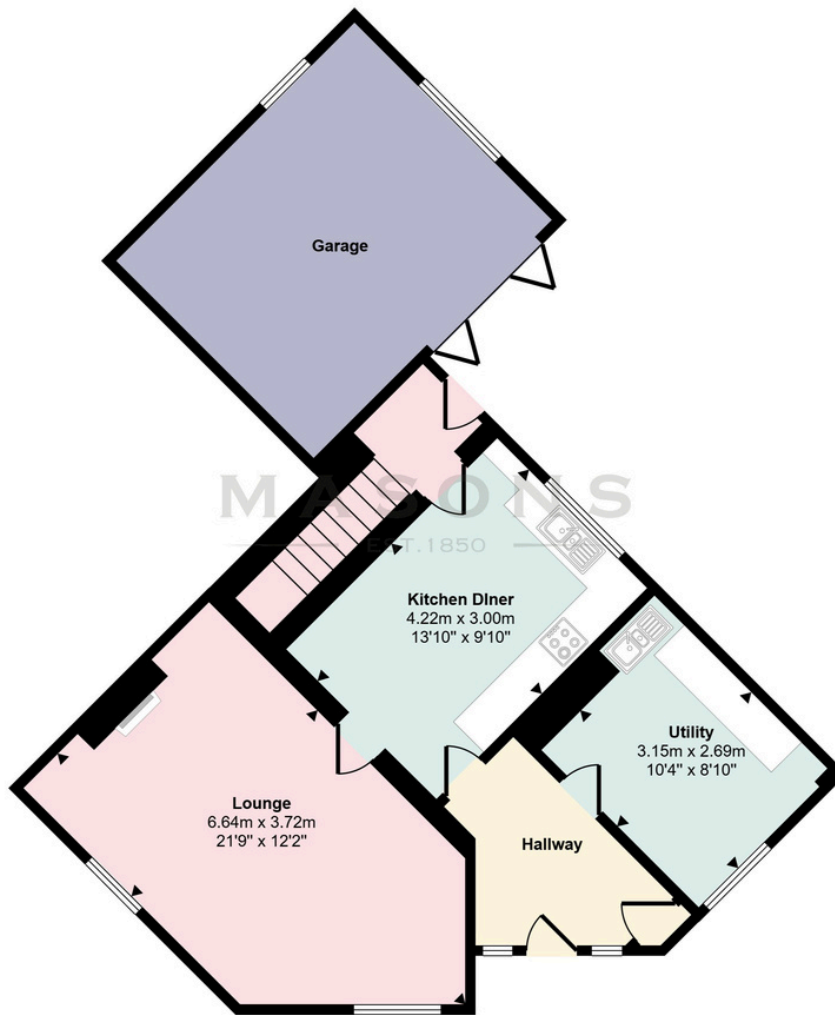


Outside

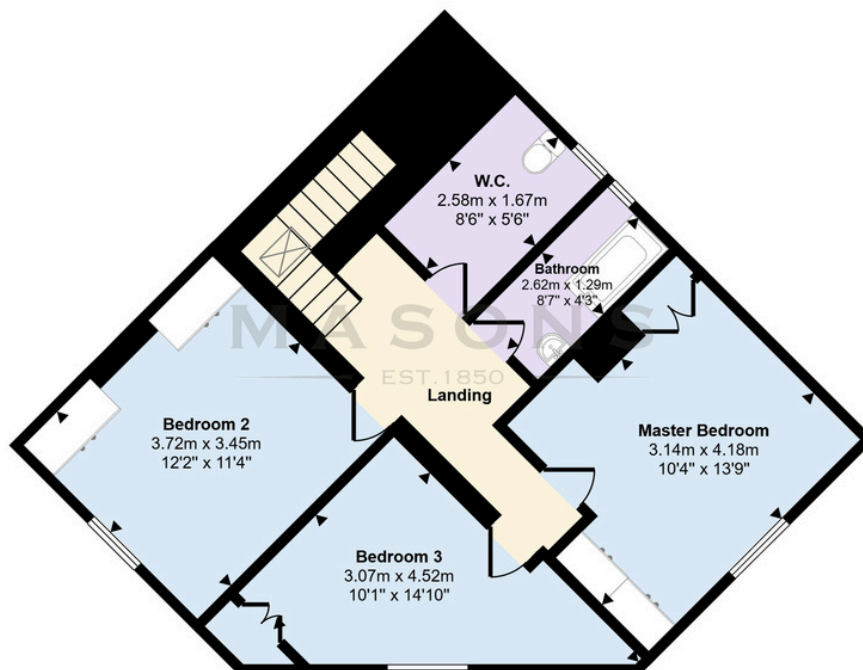
To the side of the property is the gated access to the driveway providing parking for multiple vehicles and leading to the garage, while to the side is the delightful lawned garden with hedged boundaries and well-planted, mature borders, with green house and timber shed and bin storage area to the rear, creating a delightful space to relax.







Ground Floor
Approx 77 sq m / 830 sq ft



First Floor
Approx 61 sq m / 654 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.

Escape to Fotherby

Where the Wolds meet your
doorstep

Fotherby is a charming village with excellent transport links, positioned just off the A16 for quick access to Louth to the south and Grimsby to the north. Both towns offer a wide range of shopping, schools, and leisure options. The picturesque Lincolnshire Wolds Area of Outstanding Natural Beauty is nearby, perfect for those who enjoy walking or equestrian pursuits, with beach riding available on day passes. The Lincolnshire Coast is also within easy reach. For commuters, the M180 connects to the national motorway network, and Humberside International Airport is just a 30-minute drive away. Enjoy the best of both rural tranquility and easy access to vibrant towns and major transport hubs.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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: ///mammoths.handwriting.selection

Directions

Leaving Louth on the A16 in a northerly direction, continue for a couple of miles and take the first right turning for Fotherby. Follow the Louth Road into the village centre and take the right turning into Allenby Crescent. Proceed along and the property will be positioned on the left side, just on the first left-hand bend.

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

