



Llamasden

Fotherby

M A S O N S
— Celebrating 175 Years —

Llamasden

Allenby Crescent, Fotherby
Louth Lincolnshire LN11 0UJ



Smart detached 3-bedroom bungalow

Village centre location

Attractive gardens and patio with shed

Block driveway to attached garage

Bathroom, separate shower and WC

Bright and airy lounge

Oil central heating, double-glazed windows

Single-glazed utility-lobby connecting the garage

Staircase with balustrade to large loft for storage

A superbly presented detached bungalow located in the heart of a quiet rural village, with contemporary three double bedroom accommodation to include a bright and airy lounge, spacious hallway, dining kitchen, utility lobby, bathroom, shower room, cloaks WC and attached garage. Oil central heating system and recent uPVC double-glazed windows with complementary fascias. Block-paved drive, well-stocked, compact gardens and timber garden shed.

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The Property

Constructed in 1988, this detached bungalow has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles.

The property has been maintained to an excellent standard and improved over recent years with new uPVC windows and complementary fascias installed around three years ago, and having a grey external finish to the window frames, with a white internal finish. The bathroom has also been updated and there are new internal oak-panelled doors and modern skirting boards in white. .

Most of the radiators were replaced around three years ago and these are of double size. An original flue for a fireplace has now been sealed but could be re-opened if required.

A block-paved driveway leads to the garage which is linked to the bungalow by a single-glazed utility lobby. The drive provides off-road parking and there are attractive front and rear gardens of compact size but well stocked with a variety of ornamental shrubs and bushes and to the rear there is a timber garden shed. The garage door has a new motorised, remote control roller door and there is a new bunded oil tank for the central heating system.

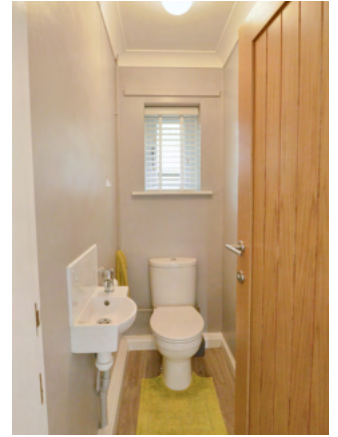


The Accommodation

The main entrance is at the front of the bungalow where a composite front door, finished in grey externally and white internally, with double-glazed centre window panes and double-glazed side panels opens into the **entrance hall**.

The hall is T-shaped overall and widens to form a spacious area at the rear, whilst close to the front door there is a staircase with a white spindle balustrade leading up to the loft. There are wall uplighters, a central heating thermostat, a smoke alarm and coved ceiling.

The **cloakroom/WC** is positioned to one side and has a white low-level, dual-flush WC, a bracket wash hand basin, laminated oak-effect floor covering and coved ceiling with light point, together with a side window with white Venetian blind.





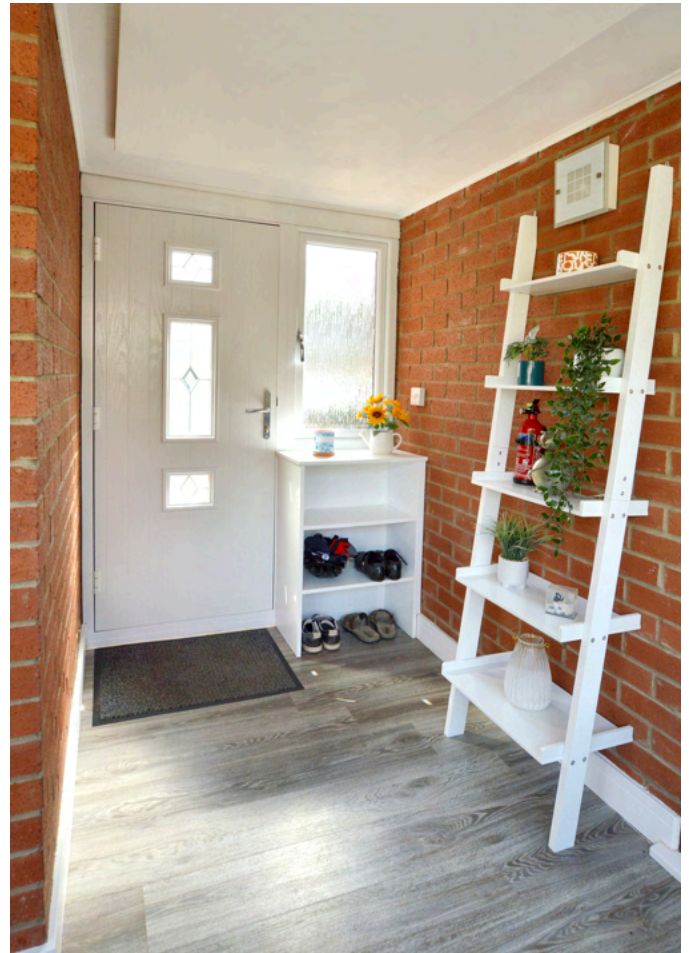
The **lounge** is a bright and airy, modern reception room with a wide four-panel front window and a three-panel side window, each having white Venetian blinds fitted. This room has a radiator, TV point, coved ceiling with light point and two wall up/down lighters. The **dining kitchen** is positioned at the rear and fitted with a smart range of hardwood-faced units with long, stainless steel handles, to include base cupboards, drawer unit with deep pan drawer, wall cupboards, glass-fronted display cabinet and there are granite-effect, roll-edge work surfaces with ceramic tile splash-backs. Stainless steel, single drainer sink unit with lever taps, tall Hotpoint refrigerator, Indesit full-size plumbed in dishwasher and a Zanussi glass-fronted cooker with double oven and ceramic hob. The laminated floor covering is in a tile effect and there are LED downlighters to the ceiling. Three-panel windows are positioned to the side and rear and have white Venetian blinds and there is a radiator and double-glazed composite door to the utility lobby. The Myson Velaire oil central heating boiler is in the kitchen.





The L-shaped **utility lobby** wraps around the corner of the bungalow and via a white panelled, uPVC internal door, connects the accommodation with the garage adjacent..

There is cold plumbing for a washing machine, single-glazed windows on the rear elevation, two composite part-glazed (double-glazed) doors opening onto the driveway and rear garden, power points and two wall lights.





The **main bedroom** is an attractive double room of excellent size at the front of the bungalow with a three-panel front window having white Venetian blind and a built-in range of two double wardrobes with a centre chest of four wide drawers and an arched dressing table recess over with mirror, together with a full-width range of high-level cupboards. There is a radiator and coved ceiling with light point, having two-way switching from the door and bedside and two wall lights with bedside switches.



Bedroom 2 is positioned at the rear and is a smaller double bedroom or could be a spacious single bedroom, with a three-panel rear window having white Venetian blind and overlooking the rear garden. A built-in double wardrobe has a top cupboard over for storage and there is a radiator, coved ceiling with light point and bed switch.

Bedroom 3 is also at the rear, enjoying the same outlook through the three-panel rear window with white Venetian blind. The coved ceiling has a ceiling light point with bed switch and there is a double wardrobe with cupboard over, together with a radiator.



The **family bathroom** has been refitted and has a white suite comprising a panelled bath with two grips and chrome lever mixer tap, together with a wide vanity unit, having built-in cupboards and drawers, a roll-edge, granite-effect plinth and an inset Mode wash basin with chrome lever tap.



The bathroom has a limed oak-effect laminated floor covering, a chrome ladder style radiator/towel rail, a two-panel rear window with roller blind, coved ceiling with four chrome spotlights to centre fitting and an extractor fan in the corner. Three tall, modern grey doors give access to the airing cupboard which contains a foam-lagged hot water cylinder with immersion heater and ample space for linen.

By the door to bedroom 1, there is a small **shower room** with ceramic-tiled walls and shower cubicle, having a Triton electric shower unit. Adjacent is a chrome ladder-style radiator/towel rail and there is a side window and ceramic-tiled floor, together with coved ceiling having a light point.



From the entrance hall the staircase with white painted spindle balustrade and handrail leads up to a small first floor landing and door providing walk-in, easy-access to the **loft**.



This is a valuable storage area with carpeted floor, plastered walls and sloping ceiling, strip light and power points. Against the gable wall there is a built-in range of rack shelving for storage and the rear roof slope has a double-glazed skylight window providing natural light. A low door gives access to the remaining roof void.





Outside

A block-paved driveway leads up from the lane and provides parking space, whilst also giving access to the brick-built garage with a remote-control, motorized roller door, brick piers internally, a side oak-effect double-glazed window, power points and strip lights.

At the side of the drive there is a hedge to the left boundary and flower border with a door to the left of the garage to a useful enclosure where the bunded oil storage tank is located and there is space for wheelie bins and garden implements. To the front corner of the bungalow, by the front door and on each side of the garage door, there are matt black wall mounted up/downlighters.

The front garden is raised behind a retaining wall and front boundary hedge, with well stocked shrubbery beds around slate chippings for tubs and pots. A screen ledged and braced door opens onto a pathway on the right side, leading to the rear garden with a water butt to the rear corner.





The attractive rear garden has a pathway along the rear wall of the bungalow and flagstone steps lead up to a good size patio with a trelliswork fence and a variety of plants, shrubs, bedding and climbing plants producing a show of colour during the warmer seasons, and enclosed for privacy by close boarded fencing to the side and along the rear boundary.

The outside space has different seating areas ideal for alfresco dining and the patio has ample space for tubs and pot plants. To the far side there is a useful garden shed.

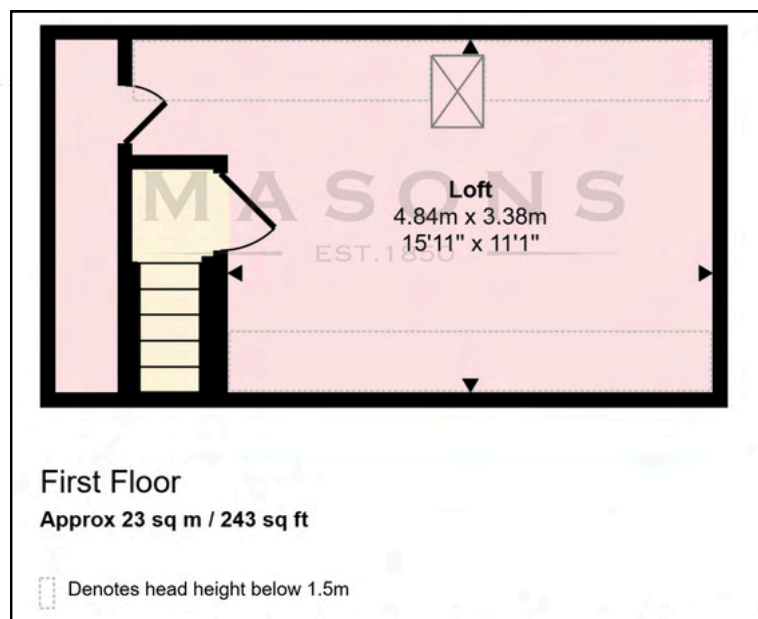




Ground Floor

Approx 120 sq m / 1289 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.

Fotherby

Country life just 3 miles
from Louth Market Town



Fotherby was transformed when a by pass road took the A16 between Louth and Grimsby across to the west, leaving a quiet and peaceful village with farmland surrounding.

The distinctive church of St Mary is Grade 2 Listed and was rebuilt by the renowned Architect James Fowler in 1863. The 6 attractive Alms Houses in the photo below were also built by James Fowler and Church Lane has a tiny Grade 2 Listed Sunday School dating back to when Queen Victoria came to the throne.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is a short distance to the west of Fotherby and 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		78 C
55-68	D		
39-54	E	50 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: ///yoga.wakes.pats

Directions

Proceed to the top of the Grimsby Road, turn left at the T-junction and then take the third exit along the A16 towards Grimsby. At the next roundabout, carry straight on and then take the second right turn towards Fotherby. Follow the road and take the fourth right turning in the village centre along Allenby Crescent, continue just past the church on the right and round the left bend, then after a few yards Llamasden is on the left side, standing in an elevated position above the lane.

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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