



1 Casswell Crescent

Fulstow



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Fulstow, LN11 0XJ

Detached 2 bedroom bungalow

Greatly improved and refurbished

Kitchen and Conservatory

Lounge with multi fuel burner

2 Double bedrooms and shower room

Extensive drive with carport and garage

Front and rear gardens

Desirable village location between Louth and Grimsby

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A superb opportunity to acquire this spacious, two-bedroom detached bungalow, positioned on a quiet, no-through road in the popular village of Fulstow. The property has had recent improvements to provide ready-to-move-into, versatile accommodation, briefly comprising entrance porch and hall, two spacious double bedrooms, large lounge to front with multi-fuel burner, shower room, kitchen with conservatory to the rear. Externally, the property has well maintained front and rear gardens with extensive driveway parking leading to the garage.



In the last few years, the property has had some extensive refurbishment, including complete re-wiring with new modern, efficient electric radiators, boarded loft space, new conservatory roof and a new carport to the side. It has had partial replacement uPVC window units, along with a new remote roller electric garage door. The property has also had complete redecoration and new floorings throughout.

The bungalow is believed to date back to 1978 and has been well maintained throughout its life and is now available for sale with no forward chain.





The property is approached from the left-hand side and accessed via the double-glazed doors into the porch, with further timber part-glazed door into the spacious hallway, with doors leading off to bedrooms, bathroom and kitchen, being of glazed timber construction. Carpeted floor and loft hatch to roof space. The lounge is positioned at the front and enjoys a bright and sunny aspect with large window to front and side, carpeted floor and having a multi-fuel burner on a tiled hearth and backing, making for a cosy reception room.



The kitchen is positioned to the rear and has a good range of base and wall units with roll-top, laminated surfaces, stainless steel sink and having space for white goods, along with an electric cooker. Vinyl floor covering and door leading through to the conservatory at the rear with further vinyl floor covering, windows to all sides with patio doors onto the rear garden, door through to the driveway and connecting door to the garage. The conservatory makes an ideal second sitting room or dining room.

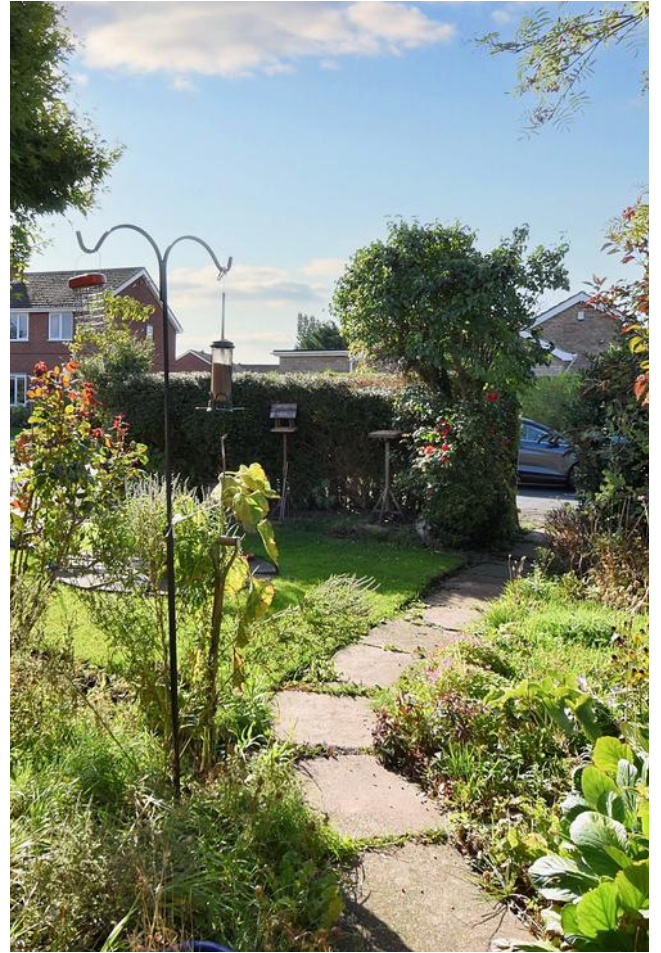






The master bedroom, positioned to the rear, is a generous double in size, with window to side, patio doors onto rear garden and carpeted floor. The second bedroom is also a generous double with window to front, carpeted floor and built-in wardrobes. The shower room is well-equipped with back-to-wall WC, wash hand basin, storage cupboards and a corner shower cubicle with fully tiled walls, a frosted glass window and vinyl floor covering.



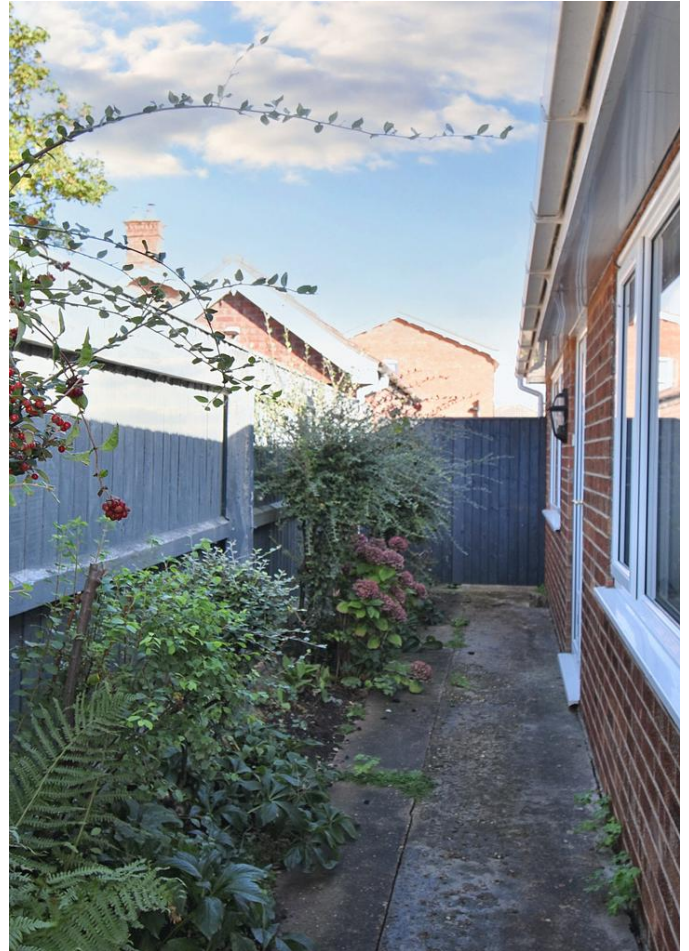


Outside

The property is approached via a long, gravel driveway providing parking for multiple vehicles which leads to a carport at the end of the driveway, providing shelter, which then leads into the single garage with remote electric door, having light and power within. Pedestrian side access door.

The front garden is a delightful and well stocked garden with central lawn, well planted borders with mature bushes and trees, hedged and fenced boundaries and a path leading down the left-hand side to the front entrance door.

The rear garden is a secure and enclosed space, laid to patio with fenced boundary, having planted borders, water collection butt and making an ideal space for al fresco dining and barbecues.





Approx Gross Internal Area
88 sq m / 942 sq ft



Floorplan

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).



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	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: ///notes.confetti.squashes

Directions

From the centre of Fulstow, adjacent the pub, travel north along Northway and take the first right turning into Casswell Crescent and the property will be the first property on the left-hand side.

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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