



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Main Street  
Fulstow  
LN11 0XF

£297,500

Setback from the road and approached by a gravel driveway, this period and characterful four bedroomed detached house, enjoys a peaceful setting and stands in large and well kept gardens with block paved driveway providing ample parking and a large garage.. The main living spaces include a lounge, sitting room, dining room opening to the fitted kitchen, four good sized bedrooms and family bathroom. Oil fired central heating and uPVC double glazed. The property has lots of charm and the gardens are really a delight to see.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Location**

Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre.

The Grade II Listed church originates from the early 13th century and is dedicated to St. Lawrence. The village has a primary school, playground, public house and village hall with an active calendar. The bus stop is outside the pub. Fulstow is also in catchment area for King Edward Grammar School.

Louth and Grimsby each provide a wide range of shopping, recreational and schooling facilities and the area has many leisure facilities, including water sports at the neighbouring village of Covenham where the reservoir is located. The Lincolnshire coast is just a short drive away and has miles of sandy beaches and nature reserves.

**Entrance Porch**

6' 11" x 5' 5" (2.12m x 1.66m)

A uPVC glazed entrance porch extension provides a useful and good sized entrance porch for coats and boots. Tile effect floor. uPVC double glazed inner door opens to:

**Reception Lobby**

Linking the original entrance hall and the porch, having the balustrade return staircase, dado rail to walls and under stairs storage.

**Original Entrance Hall**

With laminate flooring and uPVC double glazed front door.

**Lounge**

12' 0" x 13' 11" (3.65m x 4.25m)

A delightful main reception room with French doors leading out to the patio terrace and remote control retractable patio awning over the patio doors providing shelter from the sun. The lounge has a fireplace with a multi-fuel stove, alcove display shelving, coved ceiling and radiator. Opens to the Sitting Room.

**Sitting Room**

18' 3" x 8' 1" (5.55m x 2.47m)

Opening from the reception lobby, this sitting room could be used as the dining room having a dado rail, radiator, brick display shelf and feature fireplace housing an electric stove effect fire. uPVC double glazed window over the gardens and blocked paved driveway.

**Dining Kitchen**

A spacious dining kitchen arranged into two areas:

**Kitchen Area**

7' 10" x 7' 4" (2.38m x 2.24m)

Fitted with a comprehensive range of light oak finished wall and base cupboard with contrasting granite effect worktop incorporating a stainless steel sink having mini sink and mixer tap, tiled splash backs, space for cooker and extractor hood over. Space for fridge/freezer. uPVC double glazed window, Laminate flooring.

### Dining Area

The dining area has two uPVC double glazed windows, fitted base cupboards and granite affect worktop continued from the kitchen, laminate flooring, coved ceiling, radiator and uPVC double glazed patio doors providing access to paved patio terrace.

### Landing

With uPVC double glazed window, dado rail, access to roof space and radiator. Beamed ceiling.

### Bedroom 1

12' 1" x 9' 1" (3.68m x 2.76m)

A double with built-in wardrobes, coved ceiling, radiator and uPVC double glazed window.

### Bedroom 2

13' 8" x 12' 0" (4.16m x 3.65m)

A double with uPVC double glazed window and radiator.

### Bedroom 3

16' 5" x 8' 1" (5.00m x 2.46m)

A double with sloping ceiling, radiator, built-in storage cupboard and uPVC double glazed window.

### Bedroom 4

8' 10" x 7' 0" (2.69m x 2.13m)

A good sized single bedroom with radiator and uPVC double glazed window.

### Bathroom

8' 0" x 7' 5" (2.43m x 2.27m)

With white suite comprising of a panel bath having an electric shower over and glass shower screen, low-level cistern, wash basin with fitted cupboards and worktops, tiled walls, ceiling beams, radiator, uPVC double glazed window.

### Outside

Set back from the main road between the Old Chapel and Primrose Cottage along a gravel driveway to double timber gates, which open out a block paved driveway with access to the garage, a lawn area, paved footpaths, flower and shrub beds. Side access provides for the LPG gas bottles for cooker and a pathway leads to the main large garden.

The rear garden enjoys a most sunny aspect and are well maintained. Paved patio terrace and low-level wall, variety of mature and semi mature shrubs and flowerbeds, shaped lawns, ornamental fish pond with water fountain feature and decorative bridge, decked area leading to timber summerhouse, concrete footpath and two timber sheds.

### Garage

20' 10" x 12' 7" (6.35m x 3.83m)

With an up and over garage door, oil fired central heating boiler, metal oil storage tank, coal bunker, power and lighting and utility area with plumbing for automatic washing machine.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





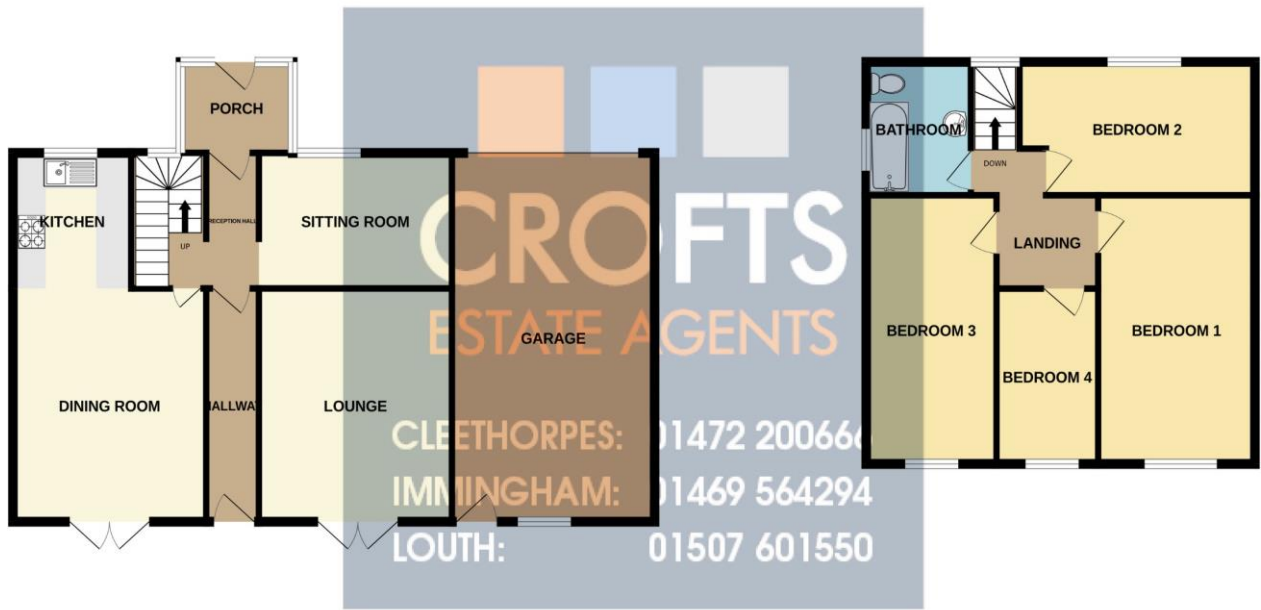


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

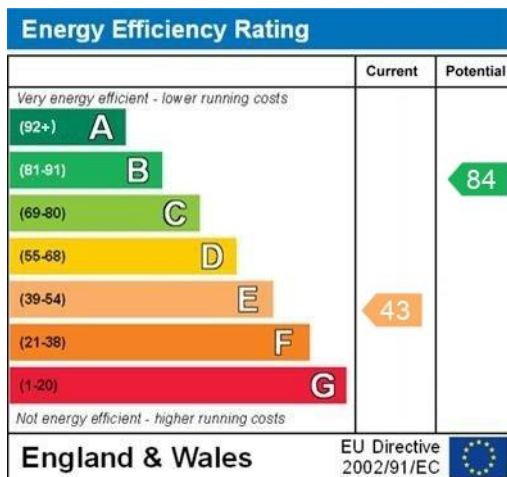
GROUND FLOOR  
85.0 sq.m. (915 sq.ft.) approx.

1ST FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



TOTAL FLOOR AREA : 138.8 sq.m. (1495 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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