



Main Street, Fulstow, Louth, LN11 0XF

FOR SALE - £279,950

CanTERS

Chartered Surveyors

A superb individually designed and built **THREE BEDROOM CHALET STYLE DETACHED HOUSE** found within the much sought after and highly regarded village of Fulstow. Homeleigh was constructed in 2018 by Bellview Homes and offers well planned accommodation finished to the vendors exacting standards and benefitting from the remainder of a Professional Consultants Certificate. The property briefly comprises hallway, cloakroom, open plan kitchen / dining / living space, a bedroom with ensuite to the ground floor. The first floor has two bedrooms and an ensuite shower room. Homeleigh has many notable features including an oil fired zonal underfloor heating system to ground and first floors, solid Walnut internal doors, satin chrome sockets, Upvc double glazed windows along with kitchen and bathroom fittings by Richard Sutton Design.

The village of Fulstow benefits from amenities including a public house, primary school and playing fields and is approximately 8 miles distant from market town of Louth a charming Georgian market town with a varied selection of shops and schools including King Edward VI Grammar School, two golf courses, leisure centre and other amenities.

Entrance Hall With Grey composite entrance door, tiled floor, downlights to the ceiling. The hallway provides access to a ground floor bedroom, cloakroom and the Kitchen / Dining / Living space.

Cloakroom White suite comprising concealed cistern low flush wc with tiled niche over having movement sensor activated accent lighting. Vanity style washhand basin with mixer tap over. Tiled floor and downlight to the ceiling.

Open Plan Kitchen / Dining / Living Space

Kitchen Dining Space 3.36m x 4.31m. This fabulous open plan living space having a bespoke Richard Sutton designed kitchen comprising a range of fitted cupboards with matching base units and worktop with upstands incorporating a Blanco inset stainless steel sink unit with mixer tap over. Built in Neff appliances include Slide and Hide Pyrolytic oven, Microwave Oven with grill and warming draw, integrated dishwasher, fridge and freezer, induction hob and extractor over. Accent lighting and downlights. Tiled flooring.

Living Space 5.18m x 4.04m. Having a media wall with accent lighting, wall lights and feature tiled alcoves. Bifold doors lead out to the rear garden. Downlights to the ceiling.

Bedroom 2 2.93m x 3.93m. With window to front, carpet flooring and downlights to the ceiling.

En-Suite to Bed 2 With modern white suite comprising vanity style washhand basin with mixer tap over, concealed cistern low flush WC with tiled niche over having movement sensor activated accent lighting, shower with glass screen, rainhead shower and separate hand held attachment. Tiled walls and floor. Window to side elevation.

Stairs from the hallway lead to the landing with velux rooflight and eaves storage cupboard.

Bedroom 1 5.03m max x 4.04m max (restricted height in some areas). With built in cupboard, carpet flooring, downlights and window overlooking the rear garden. Provision for TV.

En-Suite to Bed 1 This exceptional shower room having a suite comprising vanity washhand basin with mixer tap over and mirrored wall cupboard over. A concealed cistern low flush WC, two chrome heated towel rails and a walk-in shower having a rainhead and separate hand held attachment. Two feature tiled niches benefit from movement sensor activated accent lighting. Downlights to the ceiling. Tiled walls and floor.

Bedroom 3 2.92m x 2.95m. With window to front, provision for TV, carpet flooring and downlights to the ceiling.

Outside To the front is a block paved driveway with parking for multiple vehicles and small lawned area to the side and paved pathway leading to the enclosed rear garden having fenced boundaries. The rear garden is laid predominately to lawn with paved patio. To the exterior are two weatherproof sockets and two taps. Access to the property is over a shared private driveway.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'C' NB: This can be reviewed by the Local Authority.

EPC Rating: B (87)

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: Please note the details were prepared and the photographs taken as at March 2023 and June 2023.

This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/03/2023

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ADDITIONAL PHOTOS & PLANS



Hallway



Cloakroom



Kitchen / Dining Space



Open Plan Living Area



Open Plan Living Area



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 2 Ensuite



Bedroom 1



Bedroom 1 Ensuite



Rear Garden



Rear Garden



Rear Garden

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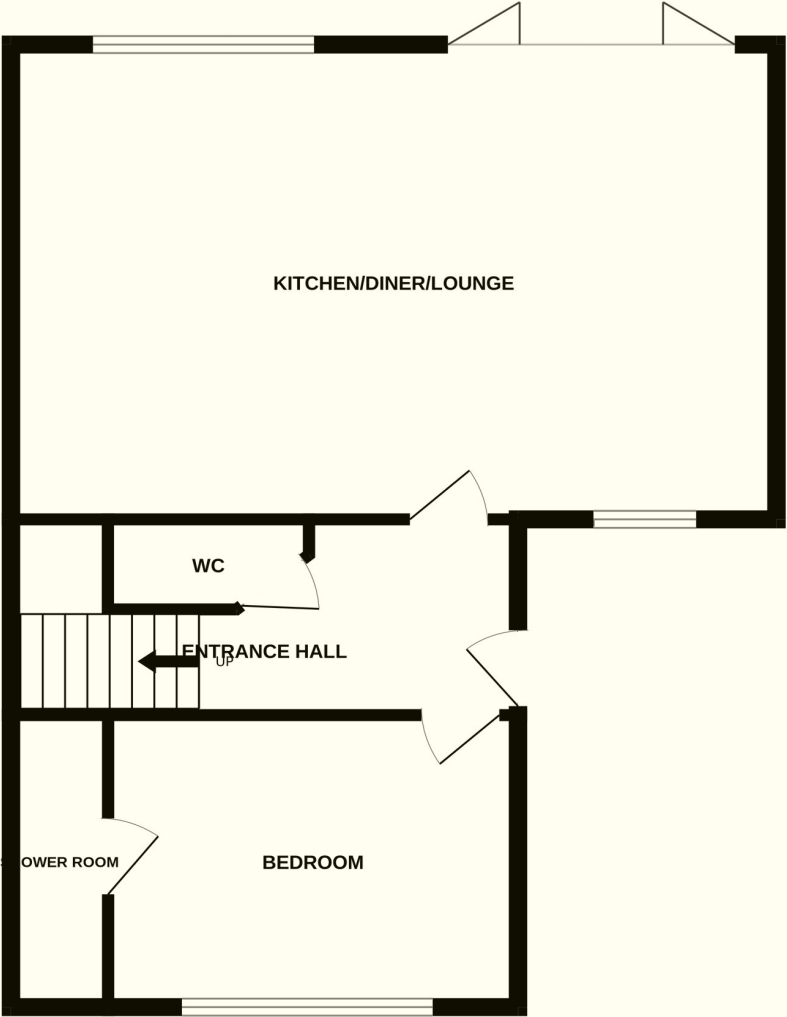
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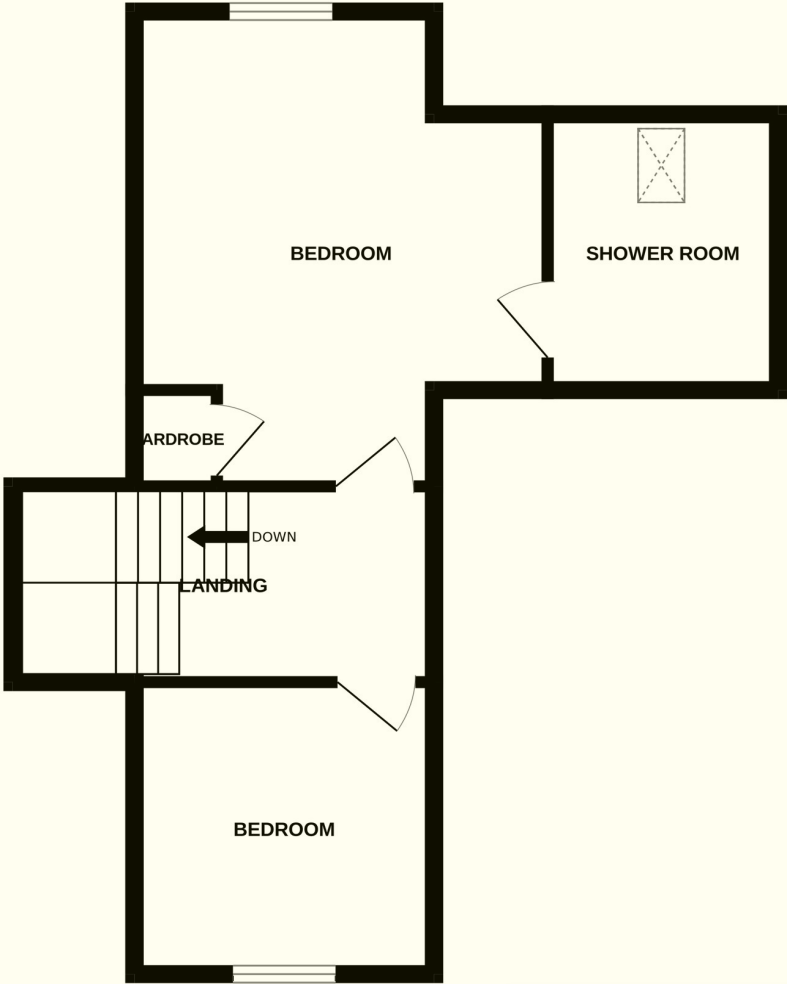
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ADDITIONAL PHOTOS & PLANS

GROUND FLOOR



1ST FLOOR



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