



CHOICE PROPERTIES

Estate Agents

Fourways & The Old Post Office Main Street,

Price £425,000



Choice Properties are delighted to bring to market this beautifully presented four bedroom detached residence located on Main Street situated in the charming countryside village of Fulstow. Primarily laid out across one floor with one upstairs bedroom, the generously proportioned interior features modern refurbishments throughout and is comprised of two reception rooms, kitchen, utility, family bathroom, and four bedrooms. To the exterior, the property boasts a large 40ft long garage/workshop, spacious gardens, and a driveway with ample parking. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazed windows throughout, the well proportioned internal living accommodation comprises:-

Hallway

27'7 x 19'10

Grand hallway with composite entrance door. External uPVC door to side aspect leading to garden. External uPVC door leading to driveway. Internal doors to all rooms. Staircase leading to first floor landing. Access to loft via loft hatch. Spot lighting. Two velux windows. Consumer unit. Space for American style fridge freezer. Radiators. Power points. uPVC window to front aspect.

Living Room

16'8 x 17'6

With dual aspect uPVC walk in bow windows. Open fireplace with electric burner with tiled hearth and brick surround. Radiator. Telephone point. Tv aerial point. Power points.

Sitting Room

14'4x 17'6

With dual aspect uPVC walk in bow windows. Feature fireplace with stone hearth and surround. Radiator. Power points. Sliding uPVC doors leading to garden.

Kitchen

8'9 x 11'8

Fitted with wall and base units with worksurfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for range cooker with extractor hood over. 'Worcester' oil boiler. Space for dish washer. Space for under counter fridge freezer. Part tiled walls. Power points. Hardwood door leading to utility.

Utility

8'2 x 5'4

With uPVC windows to all aspect. Space for chest freezer. Plumbing for washing machine. Space for dryer. French uPVC doors leading to garden.

Bedroom 1

13'8 x 11'9

Double bedroom with large uPVC window to rear aspect. Radiators. Power points.

Bedroom 2

12'6 x 8'10

Double bedroom with large uPVC window to side aspect. Access to loft via loft hatch. Radiator. Power points.

Bedroom 3

12'6 x 11'7

Double bedroom with dual aspect uPVC windows. Understairs storage cupboard. Radiator. Power points.

Office/Bedroom 4

12'4 x 14'1

Double bedroom with uPVC window to front aspect. Spot lighting. Access to loft via loft hatch. Radiator. Power points.

Bathroom

5'10 x 11'6

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with chrome mixer tap and tiled splashback, and a push flush wc. Built in storage cupboard with fitted shelving. Frosted uPVC window to side aspect. Radiator. Spot lighting. Part tiled walls. Extractor.

Garage

13'7 x 38'1

Large detached brick built garage fitted with power and lighting. Double opening timber garage doors to front aspect with uPVC sliding patio doors to side. Vaulted ceilings.

Gardens

Situated on a corner plot the property benefits from a spacious private rear garden. The garden features a variety of mature plants, trees, and shrubbery which all contribute to the garden feeling full of life and colour. The garden further benefits from being south facing allowing it to enjoy the sun throughout the day. The garden is enclosed with hedging to the perimeter providing it with the extra level of privacy. The garden also boasts a patio areas ideal for outdoor seating.

Driveway

The property benefits from two generously sized driveways, a tarmac driveway providing space for three vehicles and a gravelled driveway providing space for a further two vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

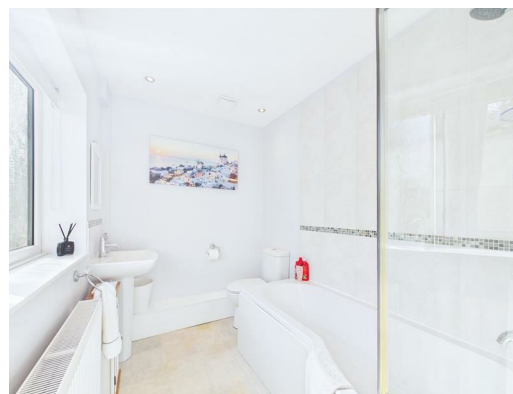
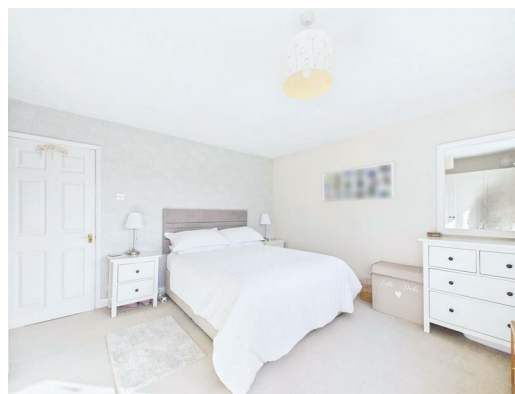
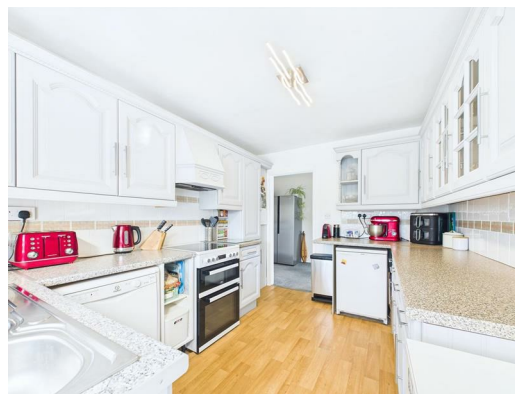
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2085.94 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From Louth take the A16 North in the direction of Grimsby. After passing through Utterby turn right onto Pear Tree Lane and then before you reach the reservoir turn left (signposted Fulstow). Once you enter the village turn right onto Main Street and the property is the first property on your right hand side opposite 'The Cross Keys' pub.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

