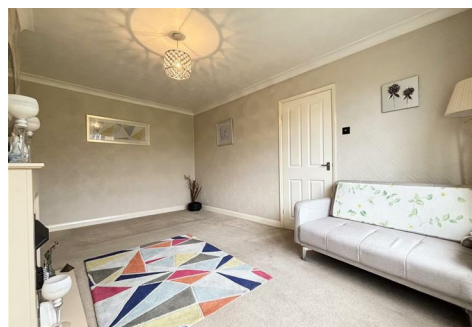




**9 Northway, Fulstow, LN11 0XH**  
**Asking Price £175,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this delightful semi detached bungalow located in the popular village of Fulstow, just a short drive to the A16 which provides easy access to Louth and Grimsby. This move in ready bungalow consists of a kitchen, living room, two/ three bedrooms and a family bathroom. Externally benefitting from ample off road parking with a front garden which could provide further parking if required, and a good size garden to the rear.

Viewing is highly recommended.



**Entrance Porch 3'0" x 4'7" (0.924m x 1.405m)**

Enter the property via a uPVC front door into the porch where there is a window into the kitchen and a door into:-

**Hallway**

With radiator, loft access hatch, smoke alarm and access to all rooms.

**Kitchen 9'4" x 9'10" (2.856m x 3.016m)**

The kitchen is fitted with a range of wall, base and drawer units with a contrasting worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is an integrated oven with 4 ring hob with extractor above, space for a fridge freezer and washing machine. There is a radiator, uPVC double glazed window to the side and a free standing oil fired boiler.

**Living Room 10'5" x 15'10" (3.177m x 4.849m)**

The focal point of the room is the feature electric fireplace with hearth and mantle, there is coving to the ceiling, a radiator and T.V aerial point.

**Dining Room / Bedroom 12'10" x 8'5" (3.935m x 2.568m)**

Could make a cosy double bedroom or a good size room for a dining table, with uPVC double glazed window to the front and a radiator.



**Bedroom 10'5" x 9'10" (3.183m x 3.019m)**



Double bedroom with uPVC double glazed window to the rear and radiator.

**Bedroom 7'11" x 10'7" (2.428m x 3.240m)**



Double bedroom with built in wardrobes along one wall, uPVC double glazed window to the rear and a radiator.

**Bathroom 5'6" x 6'7" (1.683m x 2.018m)**



Fitted with a three piece suite consisting of a panelled

bath with shower over, W.C. and wash hand basin with tiled splashbacks, uPVC double glazed window to the rear and a radiator.

**Outside**

**Front**



The property is fronted with a garden laid to lawn with flower borders and hedging. There is fencing to the front with double opening gates leading onto the driveway. with a second pair of gates opening onto further driveway space which with leads down the side of the property to the rear garden.

**Rear Garden**



The rear garden is mainly laid to lawn with a range of mature shrubs, hedges and plants throughout. There is a patio area, greenhouse and timber shed.



### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Services**

Mains water, drainage and electricity are understood to be connected and oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Opening Hours**

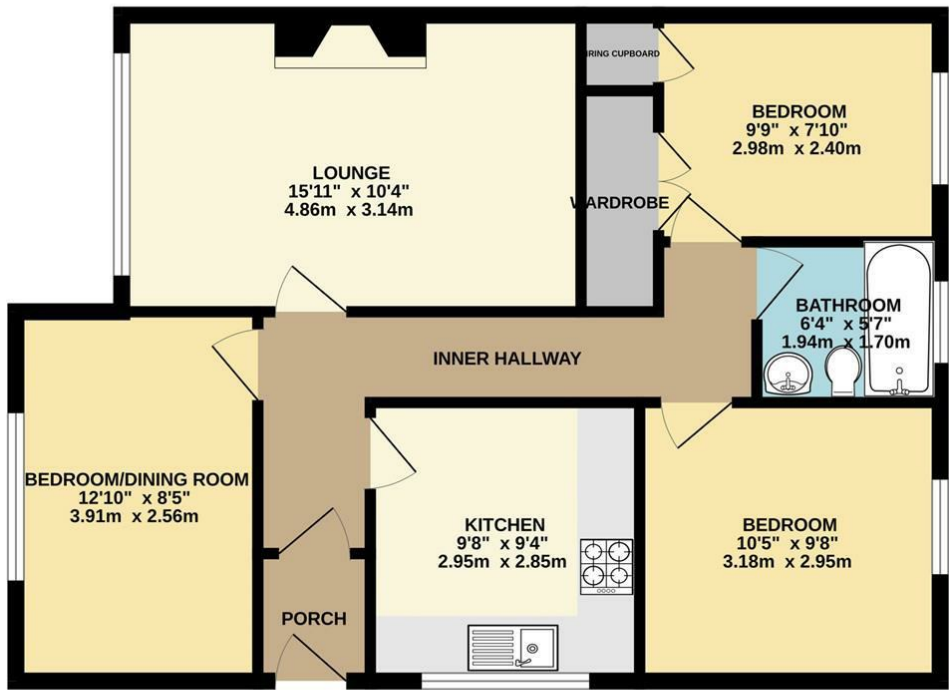
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm



Floor Plan

GROUND FLOOR



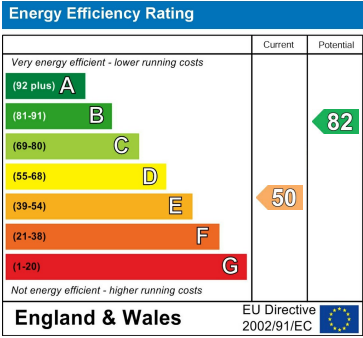
NORTHWAY LN11 0XH

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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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.