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Peppin Lane, Fotherby



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property it must be


lovelle



Offers in excess of £269,000



This splendid three-storey end of terrace house, featuring three double bedrooms, solid fuel central heating, and two reception rooms including a conservatory, offers a unique blend of charm and comfort in a tranquil village setting, complete with private gardens, two garages, and easy access to walking routes.

Key Features

- Three Storey Home
- Solid Wood Kitchen
- Large Lounge Diner
- Inglenook Fire Place
- Conservatory
- Three Double Bedrooms
- EPC rating TBC
- Tenure: Freehold





For sale is this splendid three storey home, a dwelling of distinct character and charm that is neutrally decorated, allowing you to bring your own unique taste to this family home. Located in a quiet village, this property is situated in an environment that offers peace and tranquillity, while still providing easy access to walking routes for those who love an active lifestyle.

Boasting an impressive three storeys, the house presents a great opportunity to purchase a substantial property with a wealth of unique features. It is Oil heating supplemented by a log burner (solid fuel) which has a back boiler, which ensures a warm and cosy environment throughout the colder months.

The property boasts a well-appointed kitchen fitted with solid wood units that provide ample storage space. The kitchen also features a ceramic butler sink and understairs storage, blending functionality with style.

This home benefits from two spacious reception rooms, each offering unique features. The first reception room is a lounge diner complemented by large windows that provide ample natural light. The room is fitted with an inglenook brick fireplace and a cast-iron log burner, creating a cosy and welcoming atmosphere. The second reception room is a conservatory with a lovely garden view and direct access to the garden, providing a perfect setting for relaxation or entertaining guests.

The property provides three double bedrooms, two of which are equipped with built-in wardrobes. The first bedroom, located on the first floor, is a comfortable room with plenty of natural light. Next to it is the second bedroom, also a double, featuring built-in wardrobes for additional storage. The main bedroom, found on the second floor, comes with an en-suite bathroom and built-in wardrobe, offering a private and comfortable space to unwind.

The family bathroom located to the first floor is a modern shower room comprising of a large corner shower cubicle, vanity wash hand basin and close coupled WC, providing a sleek and functional space for daily routines.

Outdoors, the property is accessed via a five bar timber gate which opens to a gravelled driveway leading down to two spacious garages, and an additional store, offering secure parking or additional storage space. The exterior also boasts stunning, mature private garden, providing a peaceful and private outdoor space for children to play or for hosting family and friends on warm summer evenings. Scattered across the gardens are several mature trees and shrubs as well as two timber shelters perfect for al fresco dining on those warm summer nights.

This property is ideal for families looking to settle in a quiet, friendly village. The house, with its fireplace, garden, and ample living space, offers a perfect blend of comfort and convenience. It is a wonderful family home, ready to be filled with laughter, joy, and memories.

The property falls within council tax band B, providing a reasonable yearly tax rate and benefits from uPVC double glazing throughout.

In closing, this remarkable end of terrace house offers a unique opportunity to own a substantial family home in a tranquil village location. With its unique features and spacious rooms, this property truly is a gem that must be seen to be fully appreciated.

Room Measurements

Ground Floor

Lounge Diner: 23'04" x 13'11" (Max)

Kitchen: 8'06" x 10'05"

Conservatory: 15'05" x 12'07"

First Floor

Bedroom Two: 12'04" (Max) x 13'02"

Bedroom Three: 10'05" x 10'11"

Shower Room: 10'03" x 8'07"

Second Floor

Master Bedroom: 10'11" x 15'03"

Ensuite Bathroom: 11'01" x 6'02"

Outside

Garage One: 18'10" x 11'06"

Garage Two / Workshop: 26'06" x 8'08"

Store: 3'11" x 4'00"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

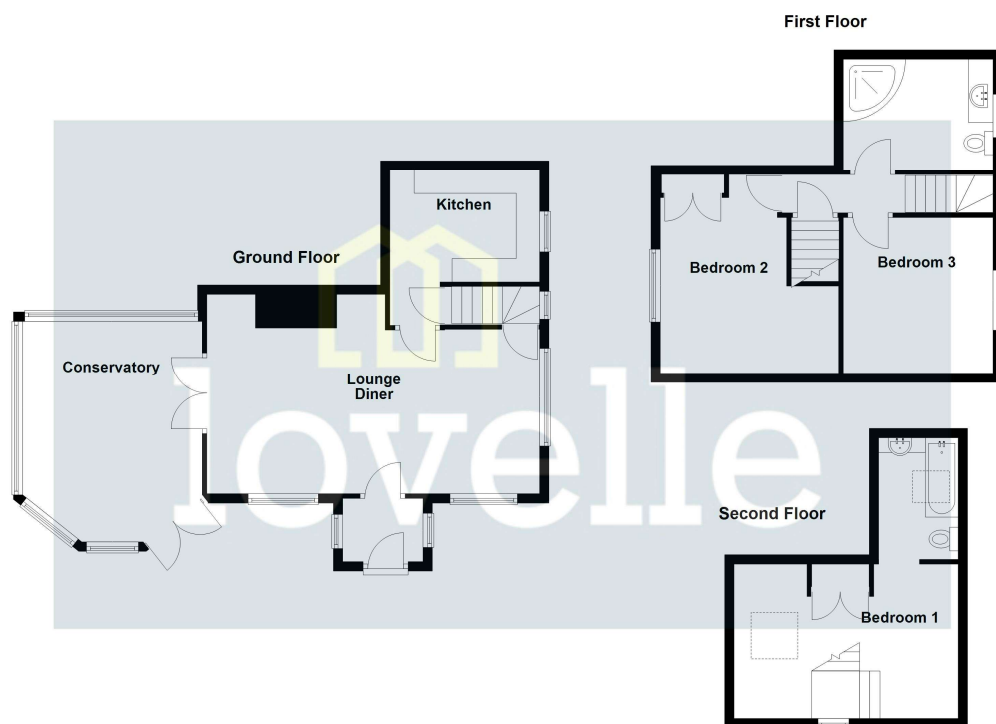
Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Right Of Way

Please note there is a pedestrian right of way for the adjoining property which leads down the driveway.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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lovelle
01472 251918
grimsby@lovelle.co.uk