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Louth Road, Fotherby



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£250,000

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A charming and spacious detached Edwardian house built in 1912, set on a generous 0.2 acre plot in a village location, featuring original period details, ample parking, detached garage and expansive gardens, offering excellent potential for modernisation and customisation into an impressive family home.

- Key Features**
- Detached Early 20th Century House
 - Quiet Village Location
 - 0.2 Acre Plot
 - Ample Parking & Garage
 - Lounge & Dining Room
 - Kitchen & Pantry/Utility

- Three Spacious Double Bedrooms
- Ground Floor Shower Room
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Presenting a superb opportunity to acquire a detached house for sale in a village location, this characterful property occupies a generous 0.2 acre plot and exudes the charm and potential associated with its early 20th-century heritage, having been originally built in 1912. Well-proportioned and welcoming, it offers spacious accommodation throughout, with an array of original features and scope for modernisation to create an impressive family home tailored to your tastes.

Upon arrival, you are greeted with the benefit of ample parking facilities, providing convenience for residents and guests alike. The expansive garden surrounding the property gives a sense of space, perfect for gardening enthusiasts, children to play, or for those who relish al fresco entertaining on summer evenings. With a plot size of approximately 0.2 acres, there is tremendous potential for landscaping or future expansion, subject to necessary consents.

Stepping inside, the main entrance hall leads the way to two generous reception rooms, each imbued with its own distinct character. The first reception room is adorned with a traditional fireplace featuring an open grate, offering the warmth and comforting ambience expected of a home of this era. Whether used as a formal sitting room or as a welcoming lounge, it provides a flexible space for relaxation or entertaining.

The second reception room offers a further fireplace, this time benefiting from an electric fire, which promises both charm and convenience. This room could serve as a formal dining space, family room, or a peaceful retreat from the bustle of everyday life.

The kitchen comes equipped with an electric cooker point, as well as convenient plumbing for a washing machine. It serves as the perfect foundation for those looking to create a bespoke culinary space, with ample opportunity for reconfiguration to suit modern family living. With the handy addition of a spacious shelved pantry / utility area.

The property's first floor accommodation comprises three spacious double bedrooms, with two of the bedrooms boasting period cast iron fire surrounds, delightful features which exemplify the unique character of the house and offer a nod to its Edwardian origins. These generous bedrooms provide ample overnight accommodation for a growing family, guests, or the flexibility for one to be used as a home office or hobby room if required.

The bathroom facilities include a ground floor shower room fitted with an electric shower, offering practicality and convenience. Additionally, a separate ground floor cloakroom WC enhances the day-to-day functionality of the home, providing further utility for busy households or when entertaining friends and family.

Whilst the property requires modernising, its fundamental attributes a significant plot, considerable living space, period features, and village setting ensure it stands as an enviable prospect for those looking to imprint their own vision and create a truly bespoke residence. The garden and grounds are equally inviting, promising tranquillity and ample opportunities for outside enjoyment, with the advantage of a location close to the heart of the village, balancing rural peace with accessibility to local amenities.

With a council tax band of C, this detached property represents not only comfort and charm, but also a practical and manageable investment for those seeking to secure a home with genuine character and significant potential.

Room Measurements

Ground Floor

Entrance Hall: 5'11" x 17'11"

Lounge: 12'01" x 10'11"

Dining Room: 11'00" x 11'00"

Kitchen: 6'11" x 12'00"

Pantry/Utility: 5'11" x 5'09"

Cloakroom WC: 2'11" x 4'05"

Shower Room: 7'05" x 5'08"

First Floor

Bedroom One: 11'11" x 10'11"

Bedroom Two: 11'11" x 11'00"

Bedroom Three: 12'01" x 12'08"

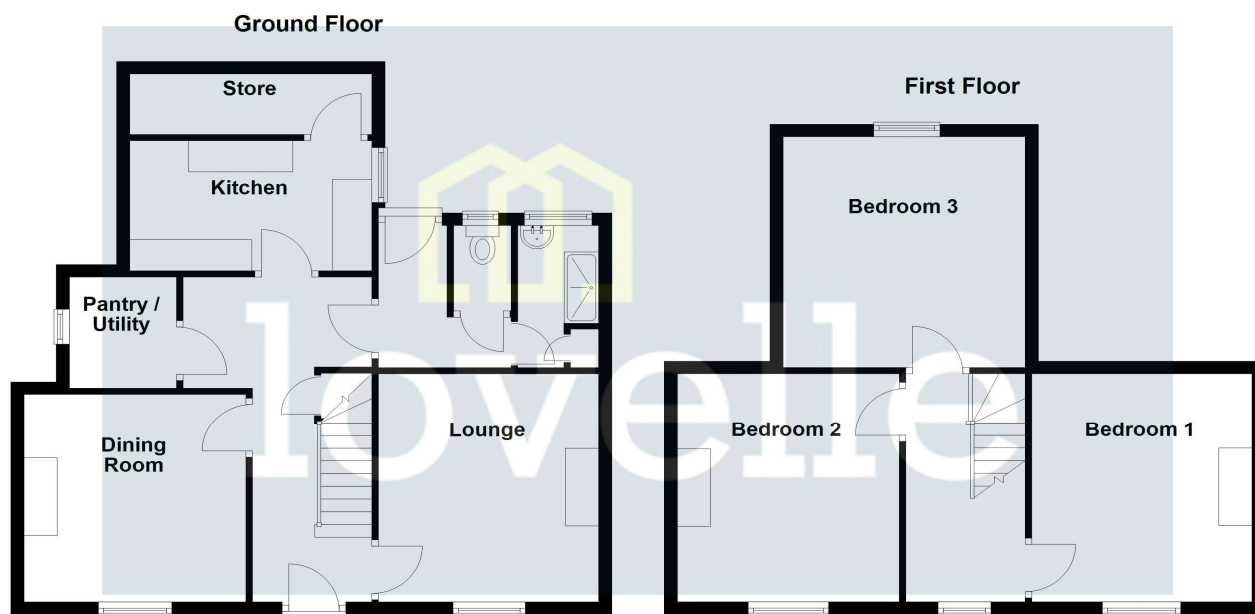
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Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





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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