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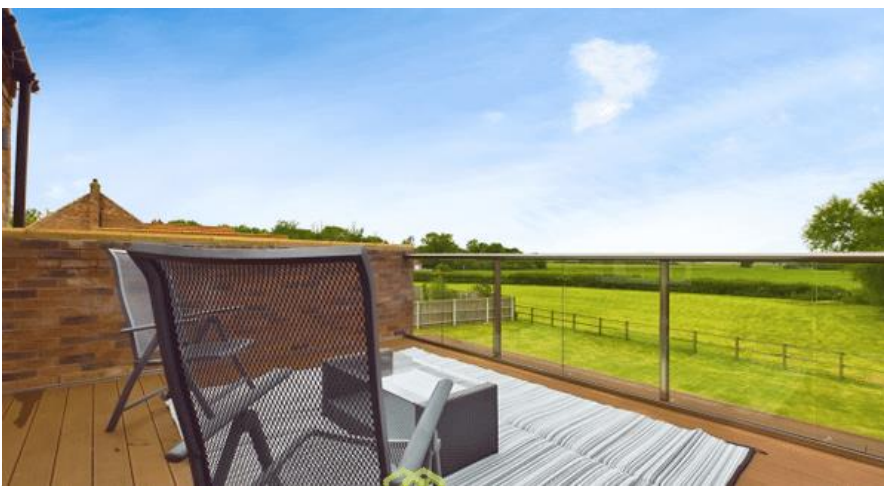


Main Street, Fulstow



When it comes to
property it must be


lovelle



£850,000



Nestled in the heart of the picturesque village of Fulstow, this exceptional detached family home, built in 2023, offers a harmonious blend of modern luxury and rural charm.

Key Features

- Substantial Detached House
- Village Location
- Countryside Views
- Accommodation over Three Floors
- Spectacular Living Kitchen
- Two Reception Rooms
- SIX Bedrooms
- Three Bathrooms
- Extensive Plot
- Large Driveway & Double Garage
- EPC rating C
- Tenure: Freehold





Nestled in the heart of the picturesque village of Fulstow, this exceptional detached family home, built in 2023, offers a harmonious blend of modern luxury and rural charm. Boasting the remainder of its 10-year guarantee, this property is presented to an impeccable standard and features an array of bespoke touches throughout.

This remarkable residence is perfectly positioned to enjoy stunning open views across the Lincolnshire countryside, while still being within easy reach of both Louth and Grimsby. Thoughtfully designed with the modern family in mind, the home offers spacious and versatile living areas across three floors, enhanced by underfloor heating throughout the ground floor with individually controlled thermostats in each room, a video intercom system, security alarm, LPG central heating, and uPVC double glazed sash windows.

Upon entering the property, you are welcomed into a grand reception hall, leading to a luxurious lounge and an elegant dining room. The heart of the home is the spectacular living kitchen, featuring two sets of bi-fold doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is complemented by a practical utility room and a cloakroom fitted with built-in storage cabinets and a separate WC.

Ascending to the first floor, you will find an impressive master suite complete with a bedroom that boasts bi-fold doors offering panoramic countryside views, a dressing room, and a lavish en-suite bathroom. This floor also accommodates a second bedroom with an en-suite, two additional double bedrooms, and a superb family bathroom. The second floor provides two more spacious double bedrooms, perfect for accommodating a growing family or guests.

Set on an expansive plot, this home features an extensive gravel driveway, a double garage, and a generously sized rear garden, providing ample space for outdoor activities and entertaining. This property represents a rare opportunity to acquire a prestigious new build in a sought-after rural location, promising a lifestyle of comfort, luxury, and tranquility.

Entrance Hall

2.61m x 6.88m (8'7" x 22'7")

Lounge

4.00m x 6.86m (13'1" x 22'6")

Dining Room

3.84m x 4.76m (12'7" x 15'7")

Cloakroom

2.77m x 1.27m (9'1" x 4'2")

WC

0.96m x 1.56m (3'1" x 5'1")

Living/Dining Area

9.89m x 3.45m (32'5" x 11'4")

Kitchen

4.74m x 4.50m (15'7" x 14'10")

Inner Hall

1.86m x 2.13m (6'1" x 7'0")

Utility Room

1.87m x 2.75m (6'1" x 9'0")

Landing

2.59m x 9.89m (8'6" x 32'5")

Master Bedroom

4.73m x 5.18m (15'6" x 17'0")

Dressing Room

3.43m x 3.80m (11'4" x 12'6")

En-Suite Bathroom

3.34m x 3.76m (11'0" x 12'4")

Bedroom

3.81m x 5.04m (12'6" x 16'6")

En-Suite Shower Room

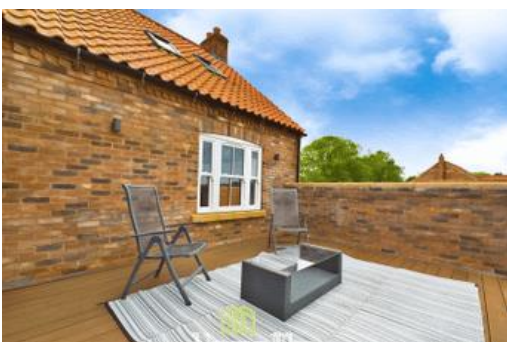
2.53m x 1.69m (8'4" x 5'6")

Bedroom

3.99m x 3.36m (13'1" x 11'0")

Bedroom

3.98m x 3.36m (13'1" x 11'0")





Balcony

4.92m x 3.69m (16'1" x 12'1")

Family Bathroom

3.29m x 2.62m (10'10" x 8'7")

Second Floor Landing

1.18m x 1.76m (3'11" x 5'10")

Bedroom

5.31m x 4.45m (17'5" x 14'7")

Bedroom

4.02m x 4.42m (13'2" x 14'6")

Double Garage

4.99m x 5.07m (16'5" x 16'7")

Location

Fulstow is small village situated in the outskirts of Louth. The main amenities are found in Louth town centre. Louth nestles on the eastern boundaries of the Wolds, an area designated of outstanding natural beauty. The Georgian market town of Louth, ideally located with good communications via the A180 to the motorway network north and west and Humberside International Airport and with a wide variety of small family shops and regional/national multiples offering a diverse choice. Good local amenities include doctors, dentists, hospital, highly regarded schools, golf course and Kenwick Leisure Centre and golf course. The beautiful Wolds countryside is on your doorstep and a short drive will take you to the east coast.

The Paddock

Paddock at the rear of this property is available to purchase via separate negotiation. Please call the office to discuss.

Council Tax Information

The Council Tax Band for this property is F. This information was obtained in June 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

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How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

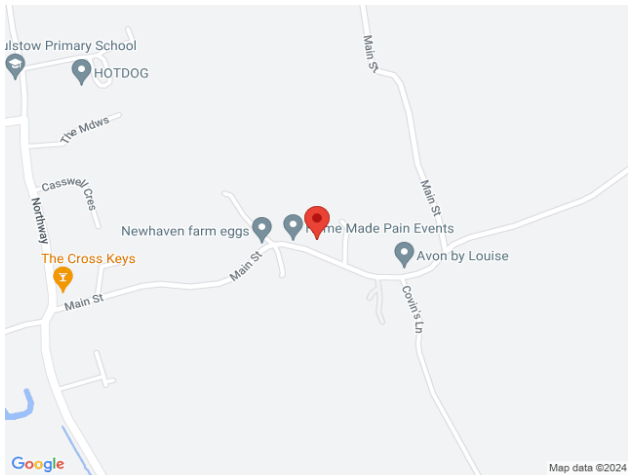
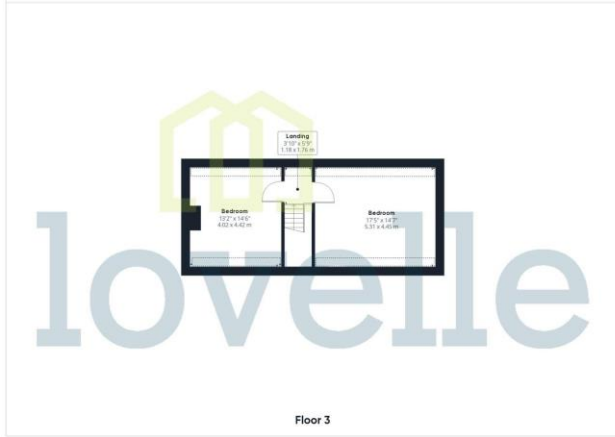












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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