

Buy. Sell. Rent. Let.



Starks Row, Fulstow



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property it must be


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Offers in excess of £185,000



Welcome to this enchanting end cottage, perfectly positioned in the peaceful semi-rural village of Fulstow, on the outskirts of Louth.

Key Features

- End Cottage House
- Delightful Village Location
- Beautifully Presented and Maintained
- Two Reception Rooms
- Breakfast Kitchen
- Three Bedrooms & Bathroom
- Cottage Style Garden
- EPC rating -TBC
- Tenure: Freehold





Welcome to this enchanting end cottage, perfectly positioned in the peaceful semi-rural village of Fulstow, on the outskirts of Louth. Fulstow offers the tranquillity of village life while being conveniently close to Louth, a picturesque Georgian market town known for its rich history and scenic beauty. Nestled on the eastern edges of the Wolds, an Area of Outstanding Natural Beauty, Louth provides a charming backdrop with its varied selection of independent shops and essential amenities.

This beautifully presented cottage is an ideal retreat, combining traditional charm with modern comforts. The welcoming breakfast kitchen is well-appointed with ample cabinetry and work surfaces, complemented by an oil combi heating boiler. The kitchen leads to a delightful sun room, featuring a multi-fuel burning stove, skylight, and direct access to the garden. Additionally, the ground floor boasts a spacious living and dining room, filled with natural light from two windows and a door leading to the garden. A multi-fuel burner enhances the room's cosy ambiance, making it a perfect space for relaxation.

Upstairs, the property offers three well-proportioned bedrooms, with the second bedroom featuring fitted wardrobes. The family bathroom is tastefully equipped with a bath, shower, wash hand basin, and WC. The property benefits from oil central heating and UPVC double glazing throughout.

Outside, the charming cottage-style rear garden offers a private, peaceful retreat with a variety of mature trees, shrubs, and flowers, alongside a secluded seating area ideal for outdoor enjoyment. This cottage presents a rare opportunity to enjoy the best of rural living with easy access to all the amenities you could need.

Breakfast Kitchen

3.28m x 4.26m (10'10" x 14'0")

Sun Room

2.62m x 2.79m (8'7" x 9'2")

Lounge/Diner

3.48m x 6.44m (11'5" x 21'1")

Bedroom One

3.52m x 3.52m (11'6" x 11'6")

Bedroom Two

2.19m x 3.50m (7'2" x 11'6")

Bedroom Three

1.70m x 3.27m (5'7" x 10'8")

Bathroom

1.47m x 2.32m (4'10" x 7'7")

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in August 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 (with the exception of gas) are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & 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

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

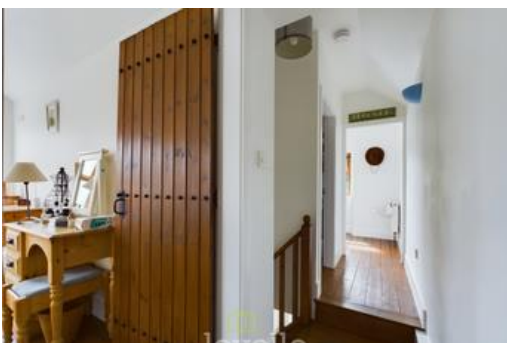
We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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.

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.





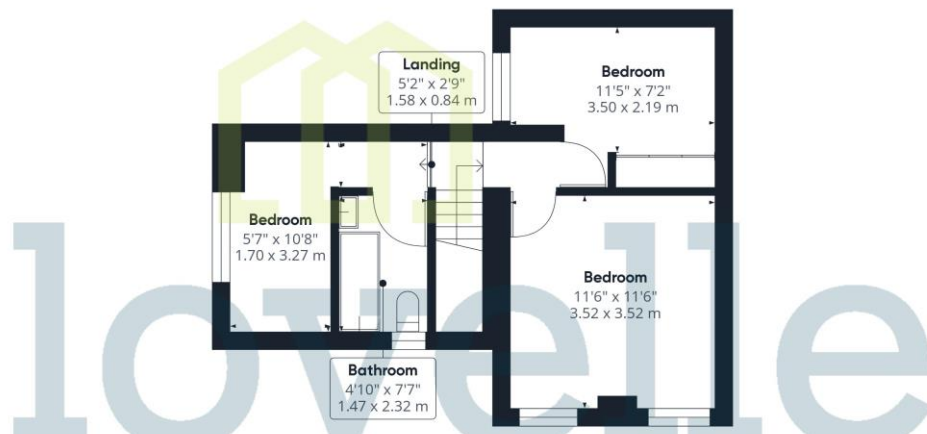
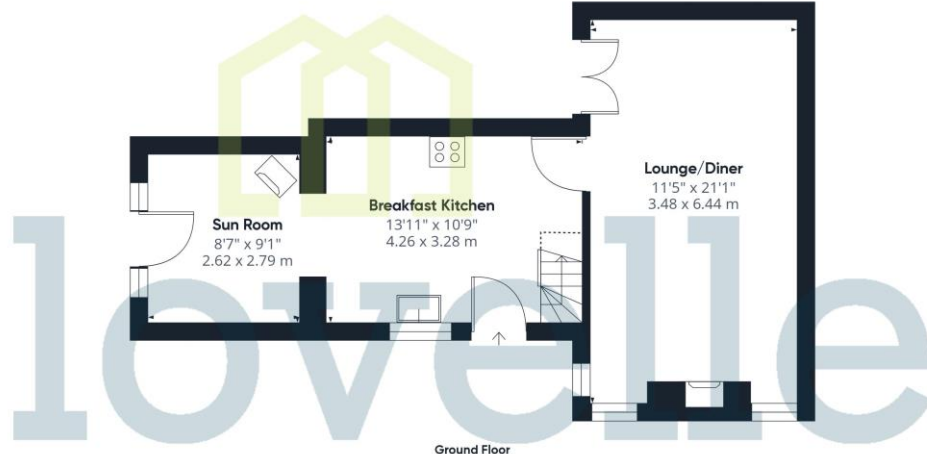
Agents Note

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.





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