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Casswell Crescent, Fulstow



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property it must be

  
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Offers in excess of £320,000



This is a perfect family home situated in a quiet cul-de-sac position, within the desirable village of Fulstow which is within easy reach of both Louth and Grimsby.

### Key Features

- Living Room
- Dining Room
- Kitchen
- Beautifully presented throughout
- Spacious accommodation
- Modern Breakfast Kitchen
- EPC rating F
- Tenure: Freehold





This is a perfect family home situated in a quiet cul-de-sac position, within the desirable village of Fulstow which is within easy reach of both Louth and Grimsby. Internal viewing comes highly recommended on this detached four bedroom home which offers well presented, modern and neutrally decorated living accommodation as well as being sat on a great size plot. The accommodation is set over three floors and briefly comprises:- Entrance hall, lounge, breakfast kitchen, dining room, utility, WC, first floor landing, two bedrooms, bathroom, second floor landing and then two further bedrooms. There is a large block paved driveway to the front of the property offering ample off road parking and then to the rear of the property is an excellent size, private, rear garden. If you are looking for a good size family home in a semi-rural setting, then Casswell Crescent is perfect for you!

### Entrance Hall

0.89m x 2.03m

Entered through fashionable composite entrance door with matching frosted glass side panels. Staircase leads to the first floor accommodation. Radiator. Karndean flooring.

### Lounge

3.62m x 6.83m

The lounge is of an excellent size with dual aspect views to the front and rear elevations by way of uPVC double glazed window to the front and uPVC double glazed patio doors to the rear. The main focus of this room is the feature fire surround with cast iron open fire. Radiator.

### Breakfast Kitchen

4.89m x 3.08m

The kitchen is a particular feature of this family home, fitted with an excellent range of wall and base cabinets finished with contrasting door fronts. There is granite work surfaces incorporating a 1.5 bowl stainless steel sink unit and having matching granite upstands. Built in oven and induction hob with extractor canopy above. Integrated dishwasher. uPVC double glazed window to the rear elevation. Downlights to the ceiling. Radiator.

### Dining Room

2.98m x 4.51m

This is another good size room and although currently used as a dining room, this space could also be used as an additional sitting room. uPVC double glazed window to the front elevation. Radiator.

### Utility Room

1.98m x 1.99m

Fitted with wall and base cabinets with work surface over. There is plumbing for a washing machine and space for an American style fridge freezer. uPVC double glazed window and door to the rear elevation.

### Cloakroom

0.9m x 2.03m

Fitted with a low flush WC and wash hand basin set within a vanity unit. Tiled flooring. Radiator. The cloakroom also houses the Worcester digital gas boiler.

### First Floor Landing

This is a nice, bright landing with two uPVC double glazed windows allowing plenty of natural light. Radiator. Staircase leads to the second floor.

## Master Bedroom

3.22m x 5.75m

The master bedroom is of an excellent size with ample space for wardrobes. Two uPVC double glazed windows to the front elevation. Understairs storage cupboard. Radiator.

## Bedroom Two

4.15m max x 2.40m

Fitted with a good range of wardrobes. uPVC double glazed window to the rear elevation. Radiator.

## Family Bathroom

2.40m x 2.55m

The family bathroom is equipped with a modern suite comprising: - Panel bath, low flush WC, pedestal wash hand basin and a separate shower enclosure. Tiling to all walls. Chrome ladder style radiator. Downlights to the ceiling. uPVC double glazed window to the rear elevation.

## Second Floor Landing

### Bedroom Three

3.50m max x 2.99m max

uPVC double glazed window to the side elevation. Built-in storage cupboard. Radiator.

### Bedroom Four

2.24m x 3.04m max

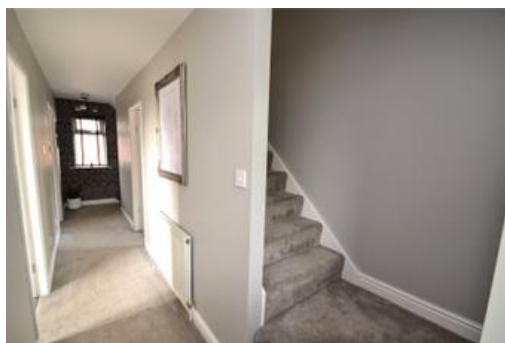
uPVC double glazed window to the side elevation. Access to the eaves for storage. Radiator.

## Front Garden

The front of the property is predominantly block paved providing ample off road parking for several vehicles. There is a well-stocked flower border and the perimeters are secured by low garden walling and fencing. There are timber gates that provide access to the rear garden.

## Rear Garden

The rear garden is of an excellent size, being mainly laid to lawn with a good-sized patio area immediate to the property. There is a timber garden shed. The borders are filled with a profusion of plants, shrubs and bushes. Well maintained timber fencing secures the boundaries.





## Council Tax Information

The Council Tax Band for this property is D. This information was obtained in March 2022 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.

## SERVICES

All mains services are available or connected subject to the statutory regulations, with the exception of gas, 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.lovele.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

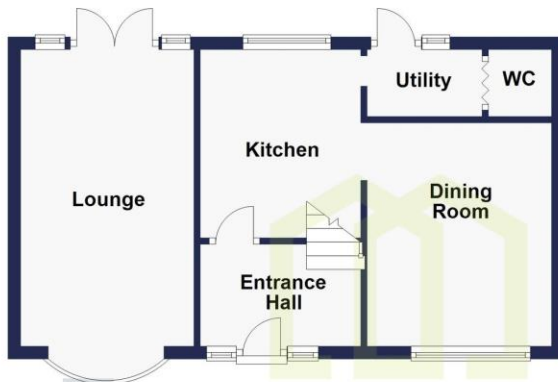
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



**Ground Floor**



**Second Floor**



**First Floor**



**lovelle**

When it comes to **property**  
it must be

01472 812250

[humberston@lovelle.co.uk](mailto:humberston@lovelle.co.uk)

