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Cassbrook Drive, Fulstow



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£550,000



Executive six bedroom detached home with annex, garage, large plot and spacious open plan living in Fulstow.

### Key Features

- Executive six bedroom detached family home
- Self-contained annex with lounge, bedroom and bathroom
- Approximately 246m<sup>2</sup> of accommodation
- Set on around a fifth of an acre plot
- Open plan lounge, dining room and sun room
- Spacious kitchen diner with separate utility
- Garage with biomass heating system
- Quiet cul-de-sac position within the village of Fulstow
- EPC rating TBC
- Tenure: Freehold





Tucked away at the bottom of a quiet country cul-de-sac within the sought-after village of Fulstow, this executive six bedroom detached family home offers an impressive 246m<sup>2</sup> of beautifully arranged accommodation, set on approximately a fifth of an acre plot.

From the moment you arrive, the property immediately stands out with its attractive façade, garage and generous frontage, creating undeniable kerb appeal.

Step inside and the sense of space continues. The ground floor flows beautifully, with open plan living connecting the lounge, dining room and rear sun room - a fantastic layout for both everyday family life and entertaining. The sun room enjoys lovely views over the rear garden and floods the space with natural light. The kitchen diner is a superb size, fitted with a range of wall and base units providing excellent storage and preparation space, along with ample room for a family dining table. Just off the kitchen is a practical utility room which in turn leads through to the self-contained annex.

The annex is a real asset to this home - ideal for an elderly relative, independent teenager or even as guest accommodation. It benefits from its own lounge, bedroom and bathroom, with the lounge and bedroom enjoying views across the garden.

To the first floor are five well proportioned bedrooms. The principal bedroom is particularly impressive, offering generous dimensions along with its own en-suite. The family bathroom serves the remaining bedrooms and is fitted with a four-piece suite.

Externally, the rear garden provides a fantastic space for families, entertaining and summer evenings, with both patio and lawned areas. The garage to the front houses the biomass heating system.

Located in the popular village of Fulstow, the property offers a peaceful setting while remaining within easy reach of Louth and Cleethorpes, making it ideal for those wanting countryside living without feeling isolated. A substantial family home with flexibility, space and presence - viewing is highly recommended.

## Porch

### Entrance Hall

6.06m x 2.16m (19'11" x 7'1")

### Living Room

6.06m x 3.79m (19'11" x 12'5")

### Dining Room

2.76m x 2.76m (9'1" x 9'1")

### Conservatory

2.76m x 3.19m (9'1" x 10'6")

### Kitchen/Dining Room

6.06m x 3.31m (19'11" x 10'11")

Utility Room  
4.1m x 2.36m (13'6" x 7'8")

Inner Hallway

Lounge  
6.32m x 3.43m (20'8" x 11'4")

Boiler Room  
2.33m x 2.32m (7'7" x 7'7")

Bedroom  
2.33m x 3.43m (7'7" x 11'4")

Family Bathroom  
2.39m x 2.32m (7'10" x 7'7")

Landing

Master Bedroom  
10.44m x 5.89m (34'4" x 19'4")

Balcony

En-Suite  
4.37m x 2.42m (14'4" x 7'11")

Walk-In Wardrobe

Bedroom





3.54m x 3.79m (11'7" x 12'5")

### Bedroom

2.42m x 3.79m (7'11" x 12'5")

### Bedroom

2.76m x 2.8m (9'1" x 9'2")

### Bedroom

2.35m x 3.31m (7'8" x 10'11")

### Family Bathroom

2.42m x 3.31m (7'11" x 10'11")

### 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. 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.

### Broadband Type

Standard- 17 Mbps (download speed), 1 Mbps (upload speed), Superfast - 59 Mbps (download speed), 10 Mbps (upload speed).

## 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.

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.







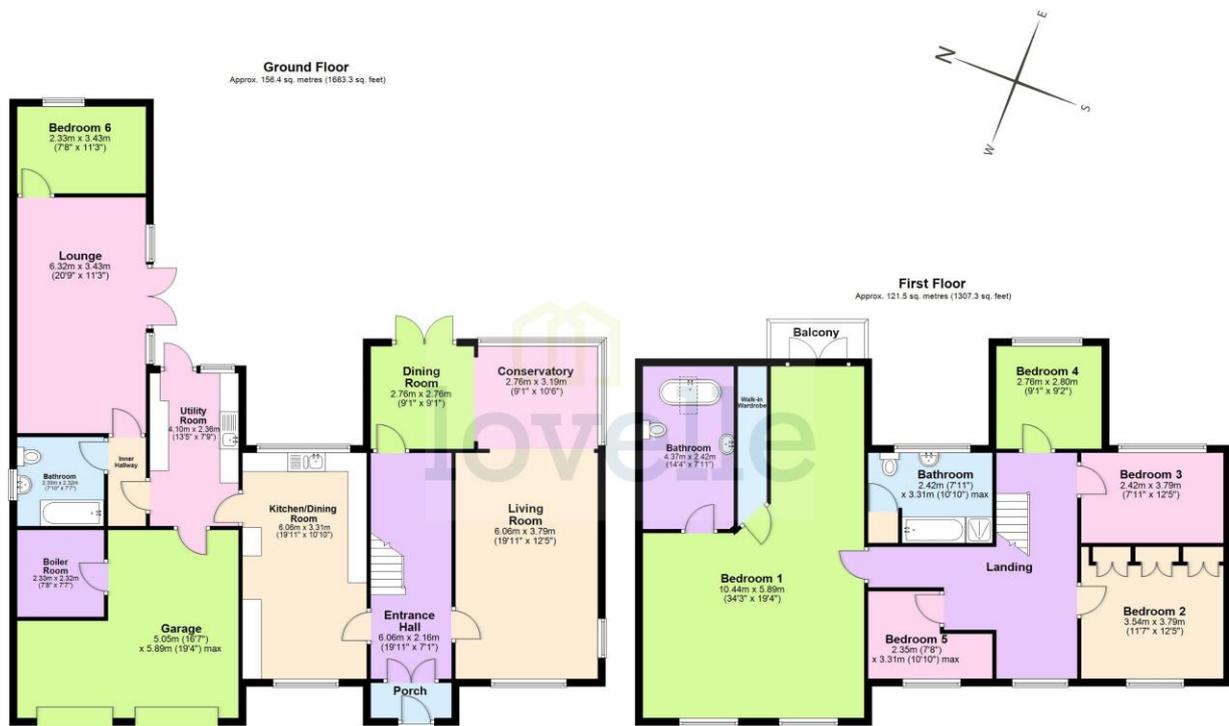






  
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Total area: approx. 277.8 sq. metres (2990.6 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details. Plan produced using PlanUp.



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