



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Ivy Cottage Station Road  
Fulstow  
LN11 0XQ

Offers in the Region Of £375,000

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### Property Description

Set on an impressive 0.24-acre plot on the outskirts of the highly regarded commuter village of Fulstow, this charming three-bedroom detached home offers an idyllic blend of rural tranquillity and modern comfort. With open countryside stretching out behind and even its own resident peacock, the property delivers an authentic country lifestyle with picturesque views across open fields. Approached via a sweeping driveway providing generous parking and access to a double garage, the home immediately impresses with its sense of space and privacy. Dating back centuries as a former farm building, the property has been thoughtfully and sympathetically modernised to create a beautifully balanced home that retains its original character while meeting the expectations of contemporary living. The interior is both welcoming and versatile, beginning with a spacious entrance hall that sets the tone. A cozy lounge features a working open fireplace, perfect for relaxed evenings, while the separate dining room showcases an original beamed ceiling that adds warmth and charm. The recently fitted kitchen, installed less than six months ago, sits at the heart of the home and is complemented by a practical utility room and a well-appointed ground-floor bathroom. Upstairs, the accommodation comprises two generous double

bedrooms, a single bedroom and a stylish Jack and Jill shower room that also serves as an en suite to the principal bedroom. Outside, the rear garden is a true highlight, offering an enclosed lawn ideal for pets, which flows seamlessly into a large patio and raised decked area. Completing the outdoor space is a superb indoor bar with its own WC, creating an exceptional setting for entertaining. This is a rare opportunity to secure a characterful country retreat with space, charm and lifestyle appeal.

### Entrance hall

8' 3" x 19' 11" (2.51m x 6.08m)

Entered through a glazed uPVC door from the side of the building the entrance is a spacious area with uPVC French doors to the rear garden and space for a computer work station. The area has wood laminate flooring, neutral decor, radiator and six down lights with stairs to the first floor.

### Lounge

11' 5" x 14' 6" (3.47m x 4.43m)

The lounge has a dual aspect of uPVC windows, working open brick fireplace with wood mantle, neutral decor and carpet, two walls and radiator.



### Dining room

11' 5" x 12' 1" (3.47m x 3.69m)

The dining has exposed original beams, uPVC window to the front, neutral decor and carpet, working brick fireplace, radiator and three wall lights.

### Kitchen breakfast room

11' 5" x 14' 11" (3.47m x 4.54m)

Fitted less than six months ago at the time of print, this kitchen has been fitted with a generous range of matte green wall and base soft close units to two sides with large island unit to the centre, all with wood effect work tops over. The room has two uPVC windows with blinds, grey tiled floor, white splash back tiling, grey tiled floor, neutral decor, exposed painted original beam ceiling, radiator, five down lights and integral appliances including integral dish washer and low level freezer with space for tall fridge and Range cooker with fixed extractor over.

### Utility room

8' 3" x 4' 0" (2.51m x 1.22m)

The kitchen leads into the utility room with space for washing machine and dryer if mounted vertical with new boiler present here too. The room has uPVC glazed door to the side patio area, neutral decor, grey tiled floor and ceiling light.

### Family Bathroom

8' 3" x 6' 6" (2.51m x 1.98m)

The ground floor bathroom has three piece bathroom suite, white half paneled walls with pink decor over, three down lights, radiator, frosted uPVC window and wood effect grey vinyl floor.

### Stairs and landing

The stairs lead to a landing accessing all rooms and has a grey chequered flooring, neutral decor, uPVC window to the rear, three down lights and loft access.

### Bedroom One

11' 5" x 15' 1" (3.47m x 4.60m)

The main bedroom has uPVC window to the front, grey decor with a feature decorated wall, radiator, exposed varnished wood floor and pendant light. The room has door to the family shower room.

### Bedroom Two

11' 5" x 13' 2" (3.47m x 4.01m)

A second double bedroom has neutral decor and carpet, uPVC window to the front, built in storage, radiator and pendant light.

### Bedroom Three

8' 4" x 7' 3" (2.53m x 2.22m)

The third bedroom is a single room with built in sliding wardrobes, uPVC window to the rear, neutral decor, light brown carpet, pendant light and radiator.

### Family Shower room

10' 0" x 8' 4" (3.05m x 2.53m)

The first floor shower room has enclosed shower cubicle, WC and sink with uPVC window to the rear, built in storage cupboards, grey wood effect vinyl floor, two wall lights, grey decor and window blind.

### Bar

19' 0" x 15' 10" (5.80m x 4.82m)

A detached wood insulated outbuilding on a concrete base currently houses a bar plus WC and serves as a excellent entertainment area but could be flexible in its use. The room has down lights and full length window and slinging door to the front.

### Double Garage

16' 0" x 19' 0" (4.88m x 5.79m)

A double garage has two up and over metal doors to the front, two single glazed windows to the side and is traditionally constructed from brick and a pitched tile roof. The garage has power and light and eaves storage.

### Rear garden

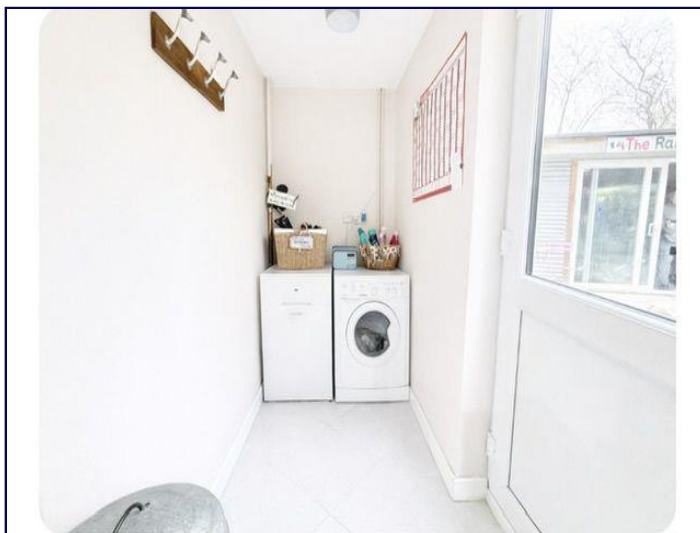
The rear garden has metal gate from the driveway and has concrete path to the side and good sized lawn area with 4 foot fence to the rear to allow the view to the open fields.

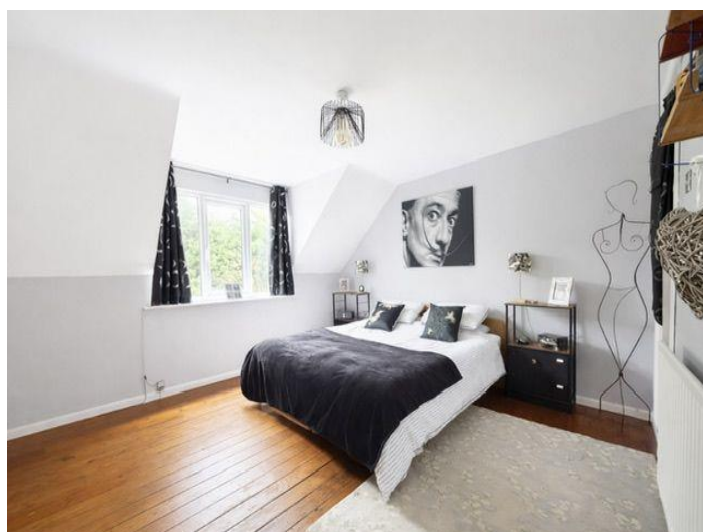
### Side garden

The side garden has a large slab patio leading onto a raised decked area enclosed with tall timber fencing to all sides and a gate out the back of the garden to the roadside.

### Driveway, front entrance and garden

The property has a wide open driveway entrance onto a curving gravel driveway which winds past neat lawn to the garage and onto further parking for multiple vehicles. The front is shielded from the road by tall hedging.





### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

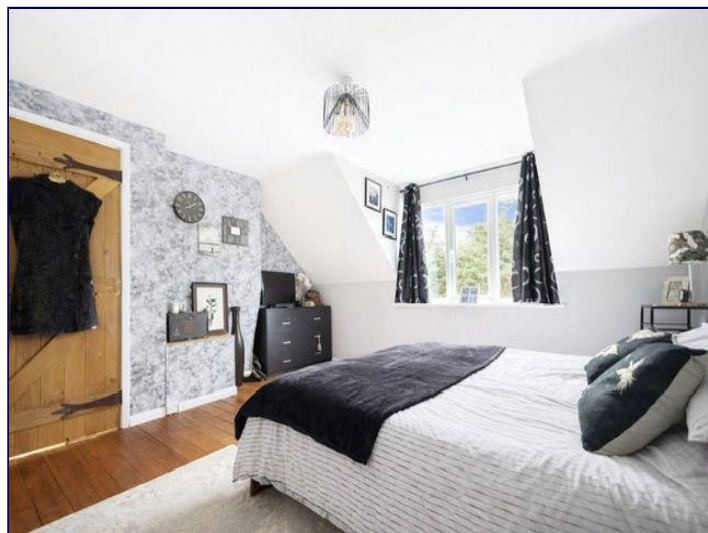
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

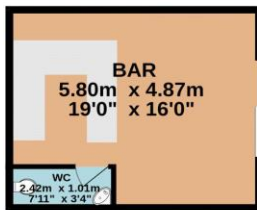


**OPEN 7 DAYS A WEEK**

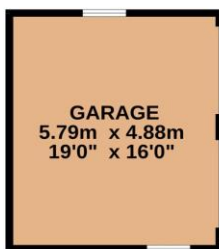
Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
122.8 sq.m. (1322 sq.ft.) approx.



1ST FLOOR  
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA : 171.5 sq.m. (1846 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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