



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**6 Northway
Fulstow
LN11 0XH**

£170,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

For sale is a semi-detached bungalow in Fulstow offering two bedrooms and presented in good condition throughout. The property offers a Lounge with a focal point log burner, newly fitted and modern kitchen, utility room with ample storage and a newly fitted family bathroom. Upstairs, the master bedroom benefits from a dressing area, adding practical storage and built in wardrobes. The layout is suited to buyers seeking a defined main bedroom suite separate from the ground floor accommodation. Outside, there is a driveway to the front, leading to a garage/workshop which is deceptively sized, offering scope for storage or hobby use. Fulstow is a Lincolnshire village positioned between Louth and the coast. Louth, approximately a 15-minute drive away, provides supermarkets, independent shops, schools and medical facilities, along with a regular market. The coastal town of Mablethorpe is also accessible by car for beach and leisure amenities. Public transport in Fulstow is primarily via local bus services connecting to Louth and surrounding villages. For rail connections, Grimsby Town station can typically be reached by car in around 30–35 minutes, offering services towards Lincoln, Barton-on-Humber and onward connections to major cities including Sheffield and Manchester. This two-bedroom semi-detached bungalow

for sale may therefore appeal to those seeking village living with access to wider amenities by road.

Entrance Hall

Front Entrance door leads into the entrance Hallway which has access into the Lounge, Utility Room and Kitchen.

Lounge

16' 3" x 13' 11" (4.95m x 4.24m)

The Lounge offers a double glazed window to the front elevation, multi-fuel log burner creating a focal point within the room, radiator, sliding doors open up to the inner hall.

Kitchen

11' 6" x 9' 5" (3.50m x 2.87m)

Newly fitted Kitchen comprising of modern wall, base and drawer units with complimentary worktop space over, integrated appliances consisting of oven, electric hob with extractor fan over, dishwasher and fridge/freezer. There is also a window to the side elevation, sink, breakfast bar as well as the LPG Central heating boiler.

Utility room

12' 11" x 7' 10" (3.93m x 2.39m)

Comprising of wall, base and drawer units with worktop space over, space and plumbing for a washing machine/ tumble dryer,

double glazed window to the front elevation and fuse box fitted in 2023.

Inner hall

Consisting of stairs leading to the Dressing Room and Main Bedroom, understairs storage, radiator, door leading into the conservatory and doors into Bedroom 2 and the Family Bathroom

Conservatory

11' 2" x 6' 0" (3.40m x 1.83m)

Has double glazed windows to both sides and the rear, radiator and door leading to the rear garden space.

Bedroom 2

10' 5" x 9' 11" (3.17m x 3.02m)

Has a double glazed window and a radiator.

Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Newly fitted and modern bathrooms comprising of bath with shower over, WC, Sink with vanity storage and an opaque window.

Bedroom 1

11' 9" x 9' 4" (3.58m x 2.84m)

Has a double glazed window and radiator.

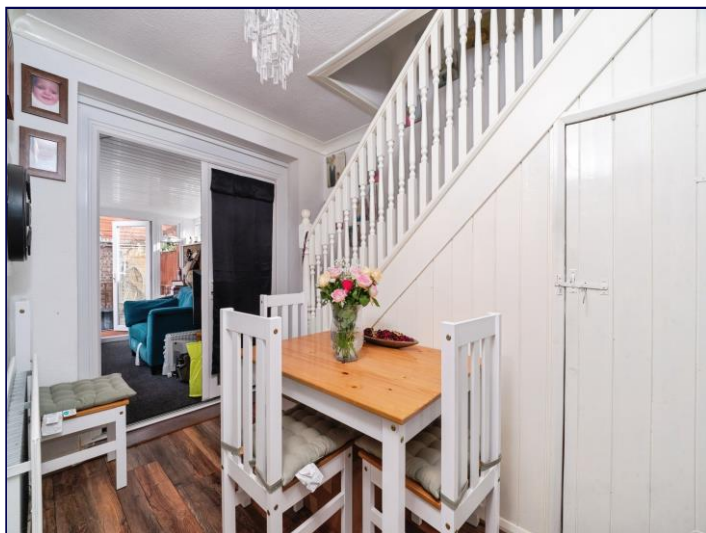
Dressing Area

12' 1" x 9' 4" (3.68m x 2.84m)

Offering ample built in wardrobes and door leading into the main Bedroom

Externally

Externally the property offers lawned area to the front as well as gravelled borders and hard standing driveway with gate leading down to the garage. The rear offers low maintenance offering patio area, decking area with wooden pergola and access into the garage/ workshop. The garage/workshop is a deceptive size offering up and over door to the front as well as other store areas which are currently being utilised as a wood store area and another as a home gym. This space is versatile and would make a great workshop/ hobby space.



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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

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

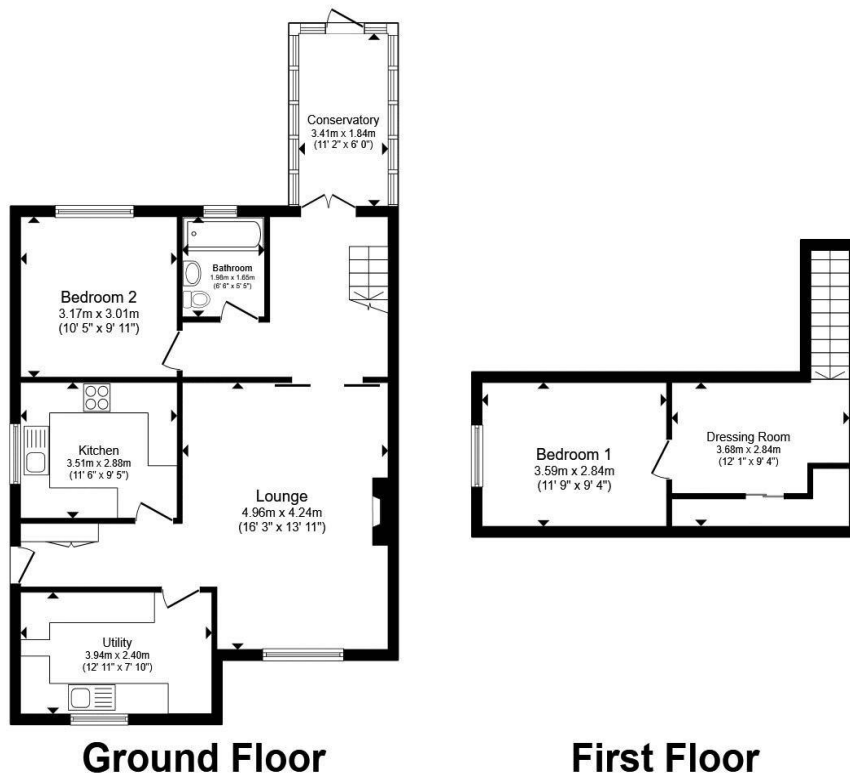
Property Management

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.



Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Total floor area 99.8 m² (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

