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Churchthorpe, Fulstow

 4  2  2

When it comes to  
property it must be

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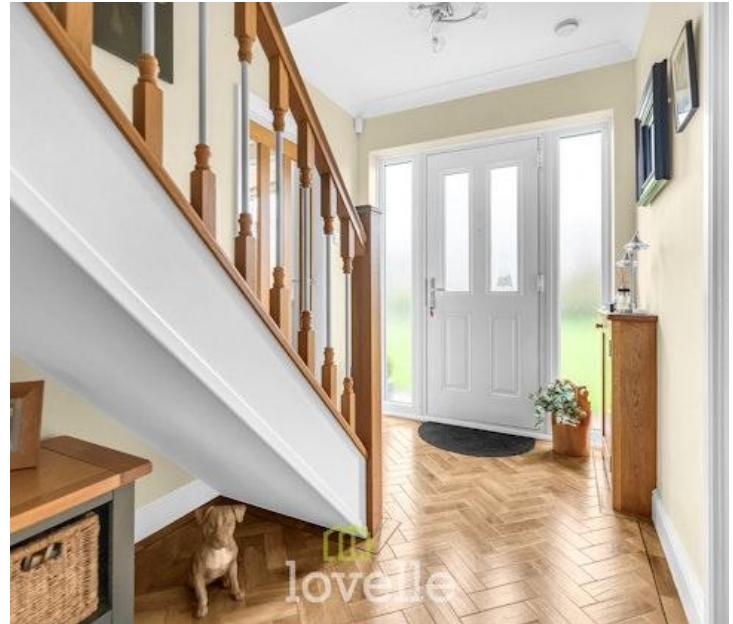
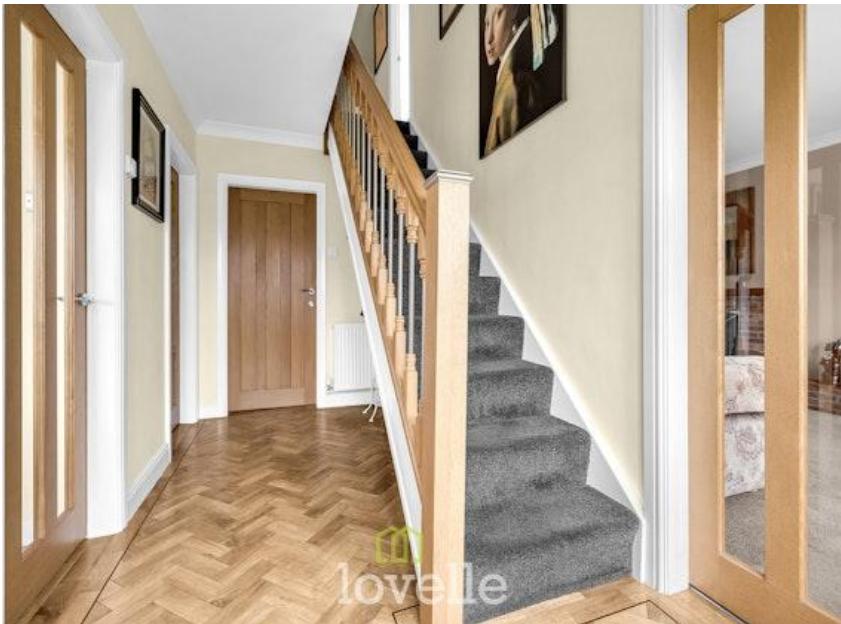
£395,000

 4  2  2

Spacious detached four bedroom home with stunning open-plan living, landscaped gardens, double garage and open views in sought-after Fulstow.

#### Key Features

- Substantial detached family home
- Four bedrooms (ground floor bedroom/office)
- Stunning open-plan kitchen, dining & living space
- Separate lounge with feature fireplace and open fire
- Ground floor bathroom with bath & separate shower
- First floor shower room
- Landscaped rear garden with open views
- Ample off-road parking & detached double garage
- EPC rating E
- Tenure: Freehold





Located in the highly desirable village of Fulstow, "Appletree Lodge" is a substantial and beautifully presented detached residence offering generous, versatile accommodation together with landscaped gardens, ample off-road parking and a detached double garage.

Set back with an attractive frontage and block paved driveway, the property immediately gives that feeling of space – and it only gets better once inside.

The ground floor has been thoughtfully designed to create a wonderful sense of flow, centred around the impressive open-plan living space to the rear. This expansive room with folding doors seamlessly combines kitchen, dining and family areas, making it the true heart of the home. With Karndean herringbone style flooring flowing through the entrance hall, dining area and into the versatile fourth bedroom, together with bifold doors opening into the conservatory, the space feels light, sociable and perfectly suited to modern family life. Whether entertaining guests, hosting family gatherings or simply enjoying everyday living, this room adapts effortlessly.

The kitchen is well appointed with a comprehensive range of units, integrated appliances such as a dishwasher, fridge, freezer, a Belling Electric Double Oven Range and Corian work surfaces and Splash backs, positioned to overlook the rear garden and open views beyond. A breakfast bar adds further practicality, while the layout allows for easy interaction between cooking, dining and relaxing spaces.

To the front of the property is a separate living room, providing a cosy retreat with feature fireplace incorporating an open fire – perfect for those colder evenings and adding real character and warmth to the space.

Also on the ground floor is a versatile fourth bedroom, with Karndean style flooring, which could equally serve as a home office, playroom or snug depending on requirements. Completing the ground floor is a spacious half tiled family bathroom fitted with both bath and separate shower – ideal for busy family living or multi-generational arrangements.

To the first floor are three well-proportioned bedrooms together, the main bedroom including extensive built in furniture, along with a modern shower room with built in units, wash basin and WC, offering additional convenience and flexibility.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped, offering patio seating areas, lawn and established planting, all enjoying open views beyond – a real highlight and a lovely sense of privacy. The detached double garage and extensive driveway provide excellent parking and storage options.

Fulstow itself is a picturesque and much sought-after Lincolnshire village, offering the charm and tranquillity of rural living whilst being approximately equidistant between the historic market town of Louth and the larger centres of Grimsby and Cleethorpes. This means buyers can enjoy peaceful village surroundings whilst remaining within a 10-15 minute drive of a wide range of amenities, schools and transport links.

A superb opportunity to acquire a spacious, flexible home in a truly desirable village setting.

### Entrance Hall

3.96m x 1.85m (13'0" x 6'1")

**Living Room**  
6.66m x 3.32m (21'11" x 10'11")

**Open Plan Living**  
8.23m x 8.48m (27'0" x 27'10")

**Conservatory**  
3.67m x 3.83m (12'0" x 12'7")

**Bathroom**  
2.6m x 1.85m (8'6" x 6'1")

**Office/Bedroom four**  
2.34m x 3.11m (7'8" x 10'2")

**Landing**

**Bedroom**  
3.62m x 4.12m (11'11" x 13'6")

**Bedroom**  
4.26m x 3.38m (14'0" x 11'1")

**Bedroom**  
4.1m x 3.87m (13'6" x 12'8")

**Shower Room**  
4.13m x 2.13m (13'6" x 7'0")

**Garage**  
5.82m x 4.66m (19'1" x 15'4")





## Location

Fulstow is a 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 - 47 Mbps (download speed), 8 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.

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. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.







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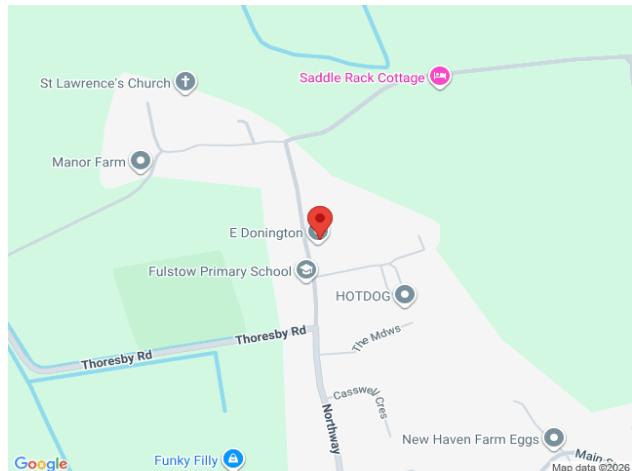
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Total area: approx. 204.4 sq. metres (2199.6 sq. feet)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		61 D
1-20	G		

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01472 812250

humberston@lovelle.co.uk