



Fairhaven

Station Road, North Thoresby
DN36 5QS

M A S O N S
— SINCE 1850 —



Fairhaven

Station Road, North Thoresby
DN36 5QS

Spacious Detached Bungalow on Half an Acre

Thoughtfully Updated Interiors

Elegant & Versatile Living Spaces

Beautifully Landscaped Gardens

Detached Double Garage & Ample Parking

Peaceful Village Setting

Oil central heating system and uPVC double glazing

MOVEWITHMASONS.CO.UK
01507 350500





Nestled within approximately half an acre in a sought-after village, this beautifully maintained detached bungalow offers a rare combination of space, style, and uninterrupted countryside views. Thoughtfully updated, the property is designed for both comfort and practicality, blending modern finishes with timeless charm.



Step inside to a spacious and well-laid-out home, featuring three generously sized double bedrooms, each with built-in wardrobes. The master bedroom benefits from direct access to a stylishly refurbished bathroom, while a second family bathroom has been thoughtfully redesigned with a modern suite, including a walk-in shower and a deep, panelled bath.



The heart of the home is the impressive lounge, where a striking marble fireplace creates a focal point, complemented by large windows that fill the space with natural light. A separate dining room offers a formal entertaining space, while the newly built garden room, with its insulated roof and full-height windows, is the perfect spot to relax and take in the breathtaking views in all seasons.



The modernised kitchen, refitted with sleek cabinetry and high-quality appliances, offers extensive storage, a five-ring hob, a double oven and a microwave. A separate utility room provides additional workspace, plumbing for laundry appliances, and rear garden access. Throughout the property, upgraded flooring, fresh décor, and carefully chosen details add to its move-in-ready appeal.





A long, private driveway leads to a detached double garage with electric doors, power, and lighting, offering ample storage and parking space. The front garden is neatly landscaped with lawns and mature shrubs, while a gated side entrance provides access to the expansive rear garden.

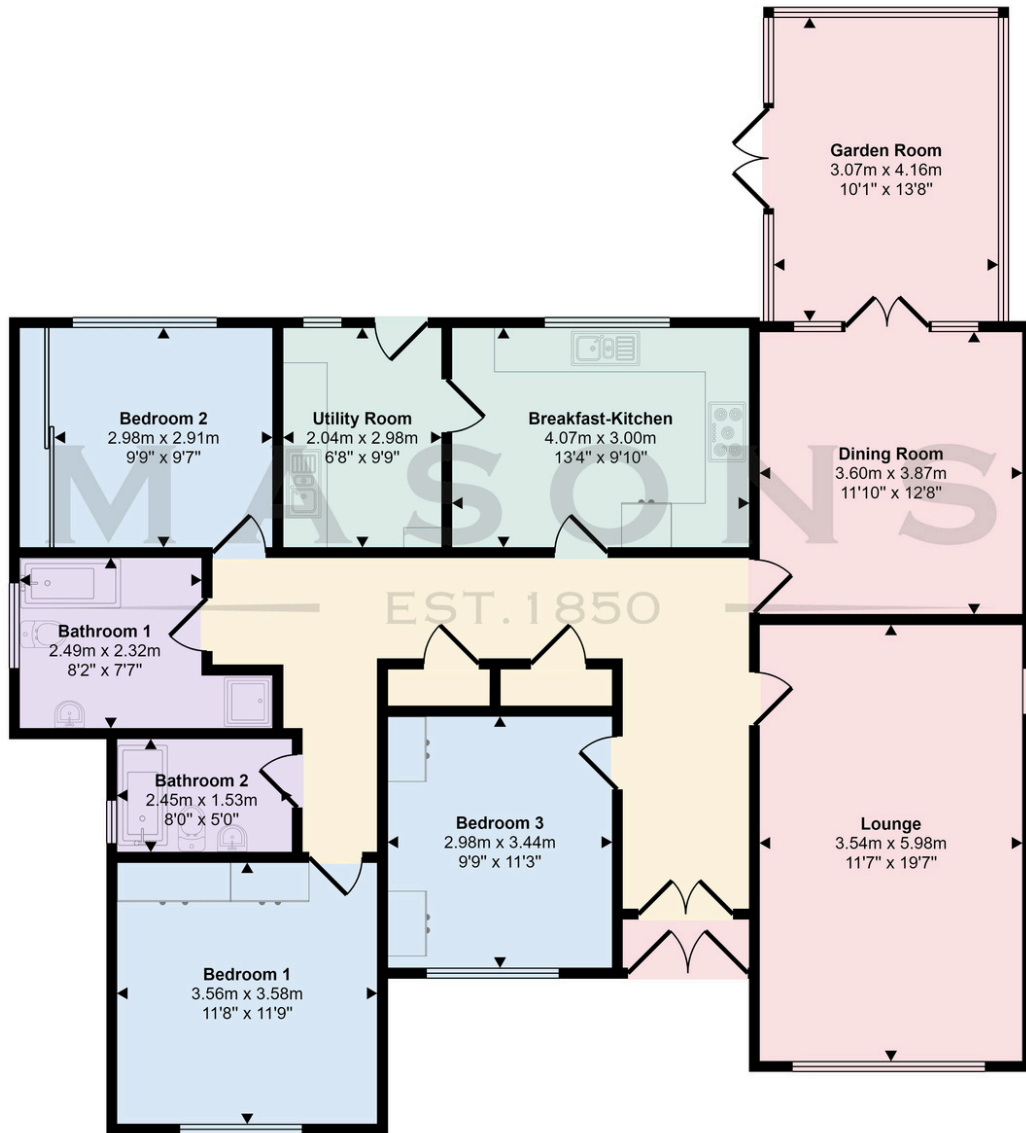
Designed for those who love the outdoors, the south-facing rear garden with open views to the countryside is a standout feature, offering a mix of formal lawns, colourful flower beds, and a well-stocked vegetable garden. A dedicated orchard area, complete with a variety of fruit trees, sits alongside a large greenhouse and a timber shed, providing plenty of space for keen gardeners. A generous patio area, perfectly positioned for outdoor dining, enjoys uninterrupted views over open fields, creating a peaceful and private retreat.

With its desirable location, high-spec renovations, and stunning outside space, this is a home that offers both luxury and tranquillity in equal measure.

Adjacent to the eastern boundary is a secure private lane providing vehicular access to the rear of the property.



Approx Gross Internal Area
139 sq m / 1499 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

North Thoresby

A Village with Heart and Heritage

North Thoresby is a charming village known for its strong community spirit, located approximately 8 miles from both Grimsby and Louth.

With two local convenience stores, a doctor's surgery, a pharmacy, a primary school, and a pre-school, the village offers all the essentials for day-to-day living. The historic St. Helen's Church, a Methodist Church and a well-maintained village hall provide local amenities, while sports enthusiasts can enjoy the football, cricket, and bowls facilities.

Two inviting public houses, each with a restaurant, add to the village's social life and there is a fast food takeaway. A bus service connects North Thoresby to Grimsby and Louth, offering easy access to larger towns. Just south of the village, the Wolds Heritage Steam Railway runs from Ludborough, adding a nostalgic charm with plans to reconnect with Louth in the future.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Louth take the A16 north towards Grimsby and follow the road past Fotherby, through Utterby and onwards to North Thoresby. When approaching the village, ignore the first right turning and take the right turn immediately before the Halfway House Bar and Bistro. Follow the road into the village centre, go past the village square and follow the road where it branches left onto Station Road. Continue for some distance and Fairhaven will then be found on the right-hand side, a short way before leaving the village.

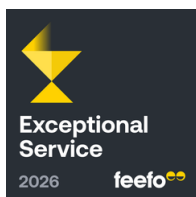
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.