



Thorneycroft

Louth

M A S O N S

— SINCE 1850 —

Thorneycroft

Main Street, Fulstow,
LN11 0XF



Stunning high-spec home

Open plan living kitchen dining

South West facing garden

High quality fixtures and fittings

No forward chain

High quality fixtures and fittings

Quiet village location

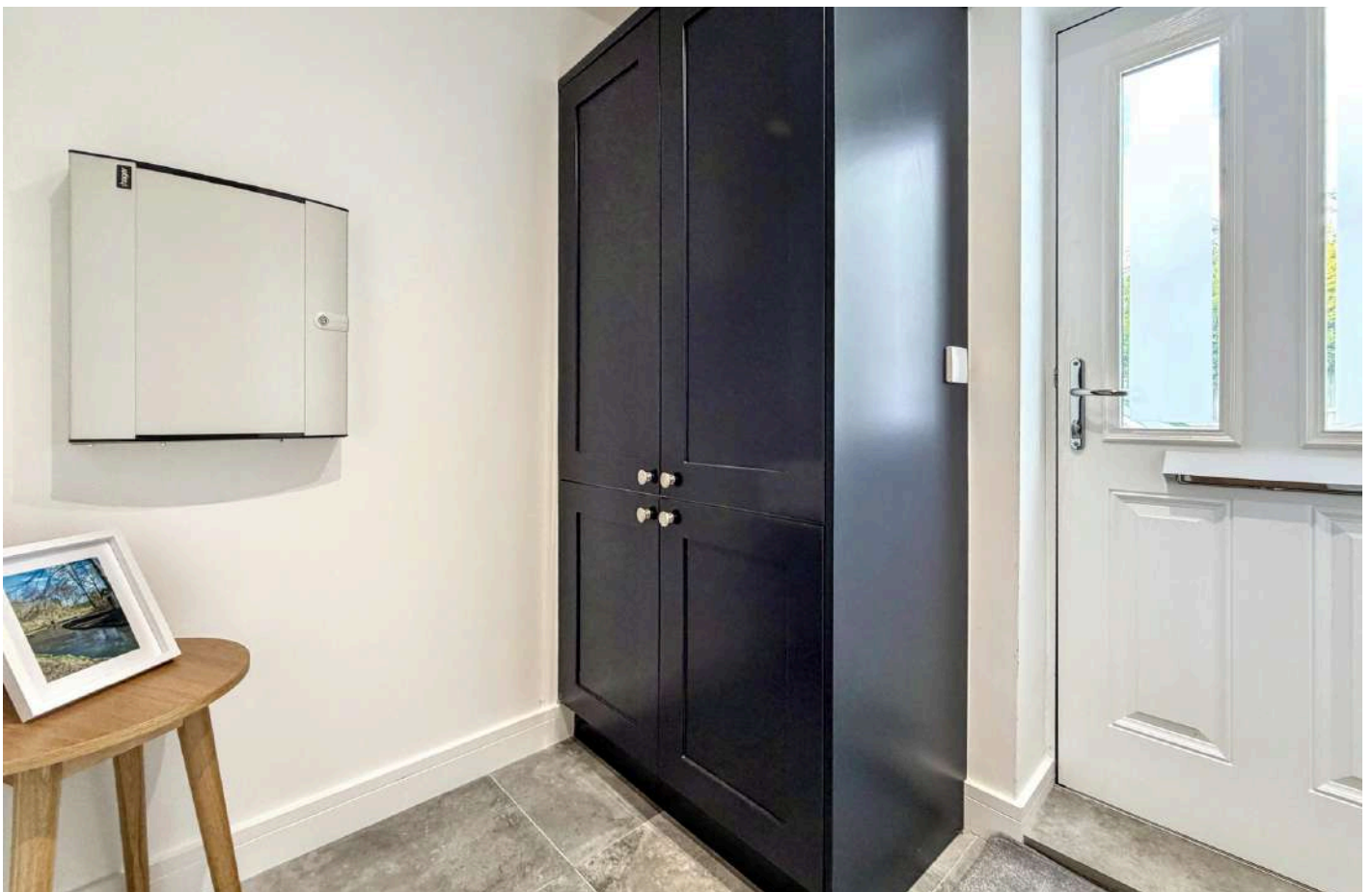
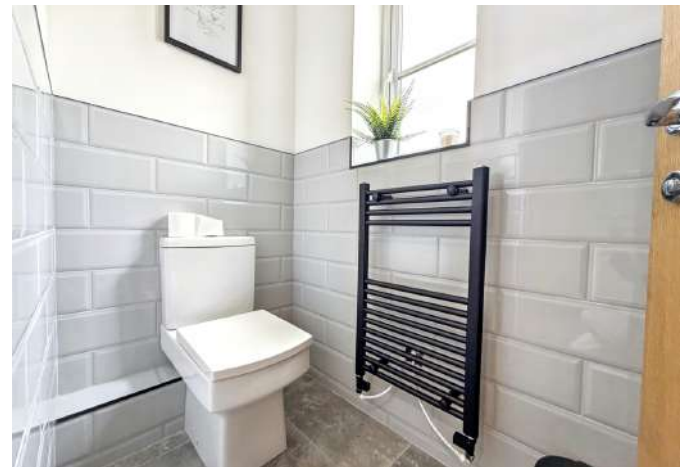
A superb brand new build home positioned in the popular village of Fulstow, ideally situated between Grimsby and Louth. Situated on a generous plot with ample off-street parking and private rear garden, the property offers turn key accommodation with all appliances included, boasting a superb open plan living kitchen diner with modern fittings, hall, cloaks/WC, while to the first floor are three double bedrooms, one with en suite, and a further family bathroom. A highly efficient home with low running costs which must be seen to be fully appreciated.

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The property is entered via a part-glazed composite entrance door with matching frosted side windows, opening into a spacious entrance hall that also serves as a practical utility area. A range of built-in cupboards provides excellent storage, with one housing the Mercury electric combi boiler and timer controls, while additional cupboards beneath offer further storage space. The electricity consumer unit is positioned to the side, and the hall is finished with inset spotlights and a smoke alarm to the ceiling. Solid oak doors lead through to the principal accommodation beyond.



Located off the entrance hall, the cloakroom is fitted with a low-level WC and a wash hand basin set within a vanity unit with storage beneath. A frosted side-facing window provides natural light and privacy, while contemporary grey metro tiling to half-height walls and large-format grey floor tiles create a stylish finish. Further features include a black heated towel rail, extractor fan and inset spotlights to the ceiling.



A new build home designed and built by a highly regarded local builder and finished to very high standards, having mixture of brick-faced and rendered external finish, stone lintels and sills with pitched roof structure. The property offers turnkey accommodation having all fixtures and fittings included with built-in appliances and comes complete with architect's certificate guarantee. The property has fully double-glazed windows and doors with a high efficiency rating and is heated by way of an electric combi boiler. Offering modern living with open plan spaces and generous front and rear gardens.





With good range of base and wall units finished in two tone light grey and anthracite grey. Grey laminated worksurfaces with matching upstand, one and a half bowl resin sink and benefitting from deep pan drawers. Four ring induction hob with electrically raised downdraught extractor with breakfast bar area to rear side. Single electric oven and integrated microwave, tall 70/30 split fridge/freezer to side. Full size integrated Candy dishwasher and integrated Candy washing machine. Large scale grey tiles throughout and having patio doors leading to rear garden. Windows to all aspects. Opening through to the living and dining area with staircase leading to first floor, having useful understairs storage cupboard. Ample space for lounge and dining area with window overlooking front garden.







The master bedroom is positioned at the front, it's a generous double bedroom with USB sockets adjacent bed area with window overlooking garden, skylight to one side, grey carpeted floor and door following into the en suite shower room with a contemporary suite with corner shower cubicle with matt black fittings. Thermostatic mixer with rainfall shower head and hand attachment. Tiling to all wet areas and to half-height on remainder of the walls. Low-level WC and wash hand basin with cupboard storage below. Matt black heated towel rail, skylight to ceiling, inset spotlights and extractor fan with vinyl cushion flooring.





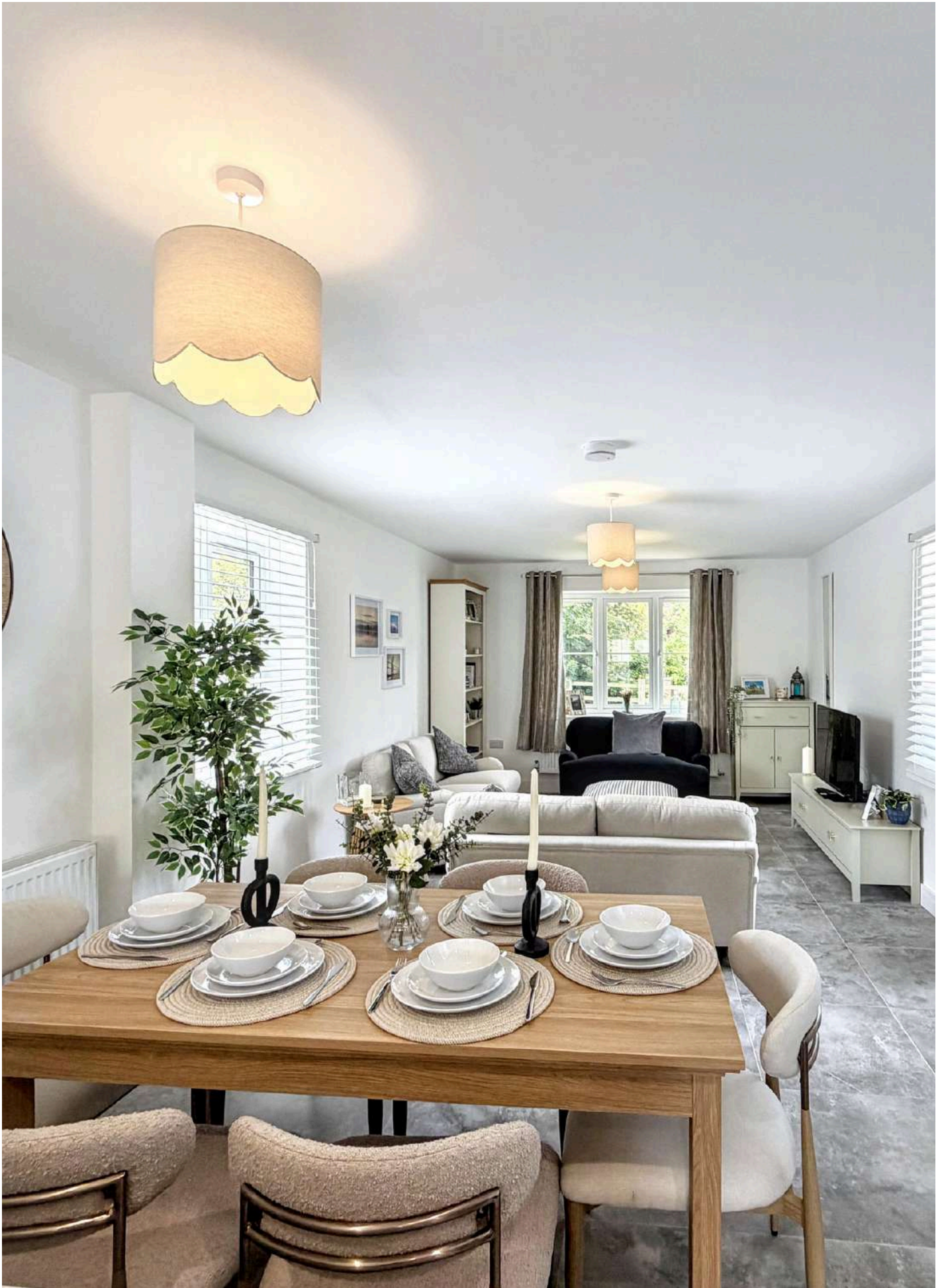
To the rear of the property are two well-proportioned double bedrooms, both offering comfortable and versatile accommodation. Bedroom 2 benefits from a large side-facing window that allows for an abundance of natural light, together with convenient USB sockets, fitted shelving for additional storage and display space, and a carpeted floor that enhances the room's warmth and comfort. Bedroom 3 is another generous double bedroom, enjoying pleasant views over the rear garden through its window and providing a peaceful setting. The room also features USB sockets and a carpeted floor, making it an ideal guest bedroom, children's room, or home office, while both bedrooms continue the property's well-presented and practical style.



The family bathroom is attractively appointed with a panelled bath featuring contemporary matt black fittings, including mixer taps and a shower attachment, complemented by a shower screen to the side. A wash hand basin is set within a vanity unit providing useful storage cupboards beneath, while a low-level WC completes the suite. The walls are tiled to all wet areas, with complementary half-height tiling to the remaining walls, creating a stylish and practical finish. Further features include a matt black heated towel rail, a frosted side window providing natural light and privacy, inset spotlights and an extractor fan to the ceiling, together with durable vinyl cushion flooring underfoot.









The property is set back from the road, enjoying a generous frontage with ample off-street parking for multiple vehicles. The front garden has been designed with ease of maintenance in mind, featuring gravelled areas with attractive block-paved borders, complemented by mature trees along the front boundary and post-and-rail fencing. A lawned garden area adds further kerb appeal, while a paved pathway extends around the full perimeter of the property. External lighting is provided, and secure fenced boundaries with gated access lead through to the rear garden.



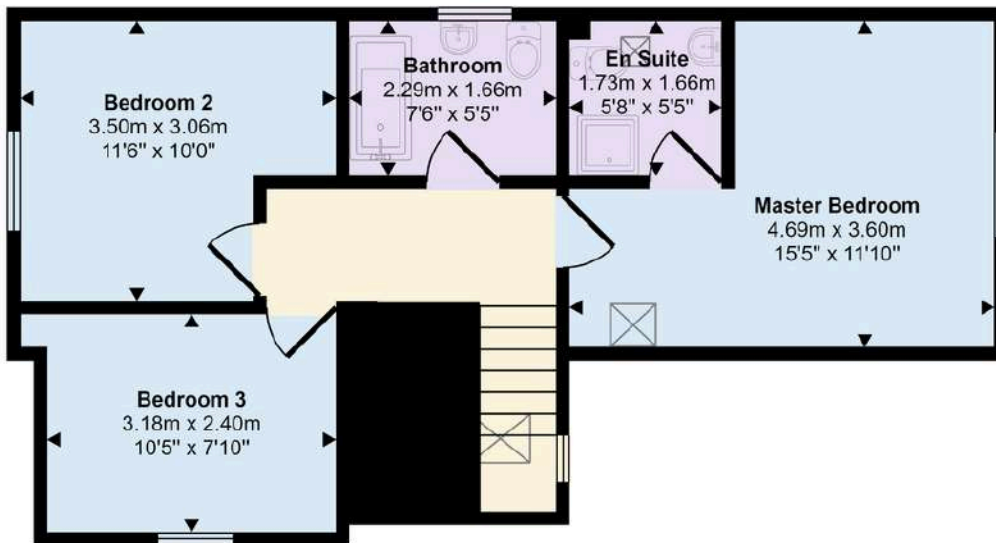
The rear garden is of a particularly generous size and is fully enclosed by fenced boundaries, creating a safe and private outdoor space ideal for families. Predominantly laid to lawn, the garden also benefits from a substantial paved terrace immediately adjacent to the kitchen patio doors, providing an excellent setting for al fresco dining, entertaining and summer barbecues. A pathway continues along the side of the property, giving convenient access to the front garden via a gated entrance, while an outside tap adds further practicality to this well-designed outdoor space.



Approx Gross Internal Area
99 sq m / 1065 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft



First Floor
Approx 50 sq m / 535 sq ft

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.

Fulstow

Charm and History Combined



The property is positioned on Main Street, a misleading address as it constitutes a small lane leading from the village centre through a variety of individual homes before continuing out into open countryside. Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre and is referred to in the 1086 Domesday Survey as Fugelstow. The Grade II Listed church originates from the early 13th century and is dedicated to St. Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands just a few paces from Whitby House and a second former pub, The Lord Nelson, has now been turned into a residential house, further along the lane. A small, enthusiast-operated steam railway can be found on the western village outskirts.

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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water and drainage with electrically powered central heating. But no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///destroyer.wacky.passport

Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads carry straight on along Main Street.

Continue for some distance until Thorneycroft is found on the right side.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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