



LOUTH ROAD, FOTHERBY, LN11
OFFERS IN EXCESS OF £325,000



NO ONWARD CHAIN* *PART EXCHANGE CONSIDERED

TES Property bring to the market this modern four bedroom detached family home located in the sought after village of Fotherby, only 3 miles to the market town of Louth and just a short distance from the A16, perfect for commuters with easy access to work. The property is fronted with an impressive large driveway leading up to the front door with garden to either side of the drive, a single garage and further garden space round the side of the property. Internally benefitting from generously sized rooms throughout consisting of an entrance hallway, living room, open plan kitchen diner with utility room off and sun room, downstairs W.C, four bedrooms with one en-suite and an additional family bathroom.

Contact us today to arrange your viewing!



Location - Fortherby

Fotherby is a popular and easy accessible village situated east from the A16 making it only a short drive to the historic market town of Louth, which has a wealth of local services and amenities to offer.

Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi. There are also two pleasant walks both 6 miles from Fotherby, one going through Utterby and the other through North Elkington.

School Catchment Area

This property is in the catchment area for many primary schools, including The Utterby Primary Academy, Louth Kidgate Primary Academy, St Michael's Church of England School, Louth and Fulstow Church of England Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Entrance Hall

Welcoming hallway with staircase leading to the first floor landing, spotlights to the ceiling and a radiator. Doors lead into the living room, cloakroom and kitchen.

Living Room

15'7" x 17'10"

With uPVC double glazed window to the front, T.V aerial point, telephone point and radiator.

Breakfast Kitchen

17'6" x 15'10" (max)

Spacious kitchen fitted with a range of light grey shaker style wall, base and drawer units with a complimentary worktop over. Integrated 'NEFF' appliances including dishwasher, microwave, electric oven and grill. One and a half bowl sink unit with drainer and mixer tap, space for American style fridge freezer with further units to the side and above. An island provides further units, a breakfast bar to the side and four ring induction hob. There is further dining space to the rear with door into utility cupboard, uPVC double glazed window to the front, spotlights to the ceiling, smoke alarm and radiator. An opening leads through into the dining room.

Dining Room

7'8" x 12'8"

Bright and airy room with two velux windows, uPVC double glazed window to the front and patio doors to the side. Radiator and spotlights to the ceiling.

Utility Cupboard

6'10" x 5'2"

Useful cupboard space with space and plumbing for a washing machine and tumble dryer, fuse box and extractor.

Cloakroom

4'5" x 5'4"

Fitted with a W.C and wash hand basin. Tiled splashbacks, extractor and a radiator.

Landing

First floor landing with access to all bedrooms. Two uPVC double glazed windows to the rear, two radiators, spotlights to the ceiling, smoke alarm and loft access hatch.

Bedroom 1

9'7" x 16'3"

With uPVC double glazed window to the front, radiator, T.V aerial point and spotlights to the ceiling. A door leads into the en-suite.

En-Suite

4'10" x 7'10"

Fitted with a three piece suite consisting of a corner shower cubicle with sliding glass doors, W.C and wash hand basin in vanity unit with storage cupboards below. There is a uPVC double glazed privacy glass window to the side, tiled splashbacks, heated towel rail and extractor.

Bedroom 2

14'11" x 9'8"

With uPVC double glazed dual aspect windows to the front and side, spotlights to the ceiling, T.V aerial point and radiator.

Bedroom 3

8'0" x 16'2" (max)

With uPVC double glazed window to the side, T.V aerial point, spotlights to the ceiling and radiator.

Bedroom 4

8'6" x 9'6"

With uPVC double glazed window to the front, T.V aerial point. spotlights to the ceiling and radiator.

Bathroom

7'9" x 5'11"

Modern bathroom fitted with a panelled bath with shower head over and glass shower screen, W.C and wash hand basin in vanity unit with storage cupboards. There is a uPVC double glazed privacy glass window to the rear, part tiled walls, heated towel rail, extractor and spotlights to the ceiling.

Outside

The property is fronted with a large driveway which leads down to the front of the property and to the garage. There is a garden area laid to lawn either side with mature hedging to both sides. There is an additional garden to the side which is also laid to lawn with a patio area. The oil fired boiler is located in the garden.

Services

Mains water, drainage and electricity are understood to be connected with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area

144m² / 1,551ft²

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

November 2024.

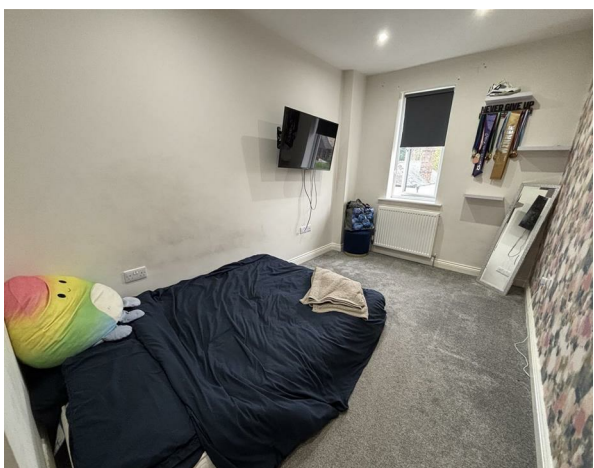
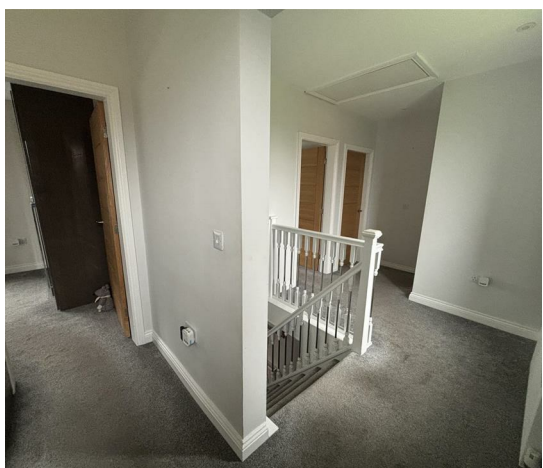
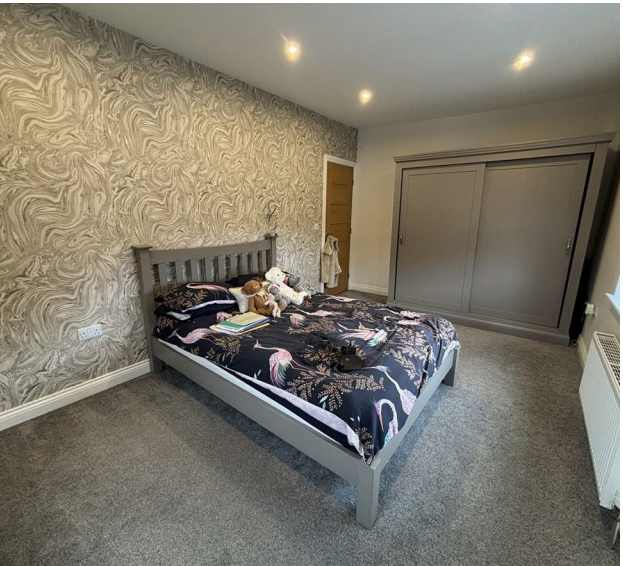
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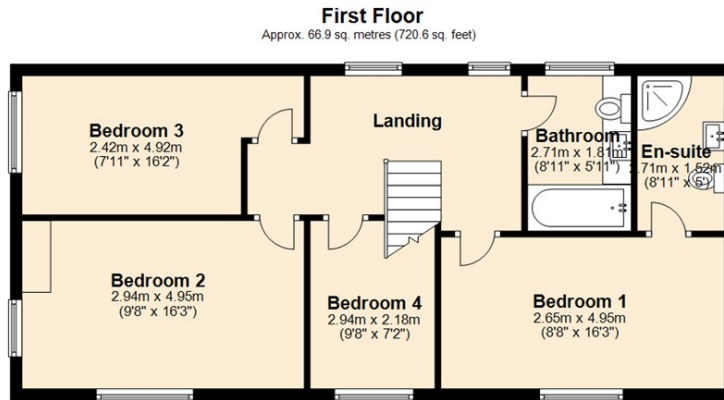
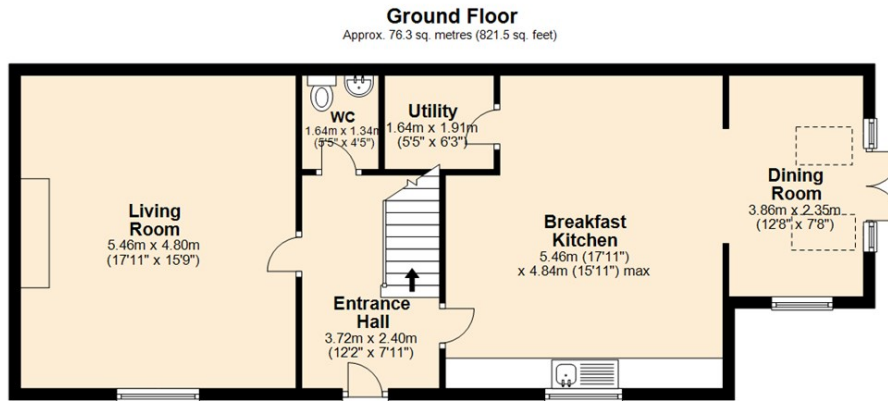
By prior appointment through TES Property office in Louth
01507 601633 admin.louth@tes-property.co.uk

Opening Hours

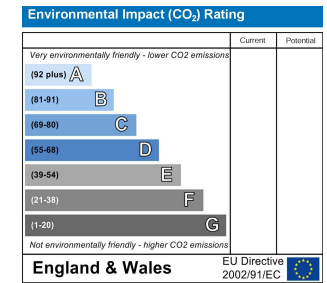
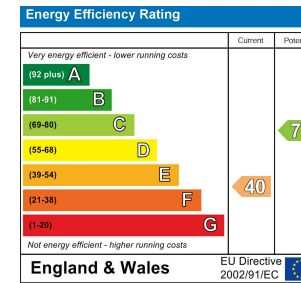
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm







Total area: approx. 143.3 sq. metres (1542.1 sq. feet)



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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