TES PROPERTY









Primrose Cottage Peppin Lane, Fotherby, Louth, LN11 0UW

Asking Price £165,000

TES Property bring to the market this characterful cottage located in the popular village of Fotherby, only 3 miles to the market town of Louth and all of it's amenities. This lovely property offers good size rooms consisting of an open plan lounge/diner, kitchen, two double bedrooms, shower room and w.c.

Externally, the property is accessed via a private driveway which leads down to the property where there is ample off road parking, attractive gardens with a range of mature shrubs and plants throughout.

The property is to be occupied for holiday purposes only.

Agent Notes

Please be aware that the property is subject to a planning condition which states it can only be occupied for holiday purposes, and not to be occupied for an excess of three calendar Please be aware that this property is subject to a planning condition restricting its use to holiday purposes only. It must not be occupied for more than three consecutive calendar months at any one time, and cannot be re-occupied until a further two months have elapsed. For further details, please contact our office.

Entrance Hallway



Enter the property into the welcoming hallway where there is a slate tiled floor, radiator, loft access hatch, coving to ceiling and smoke alarm.

Lounge / Diner 15'8" x 11'6" + 7'10" x 9'10" (4.80m x 3.51m + 2.40m x 3.01m)



L-shape room split as dining area and lounge area, with slate tiled floor, coving to ceiling, electric radiators, T.V aerial point and double glazed windows

Lounge Area



Dining Area



Kitchen 11'10" x 8'7" (3.62m x 2.62m)



Fitted with a range of wall, base and drawer units with wood effect worktop over incorporating a stainless steel sink unit with drainer and mixer taps, there is plumbing for a dishwasher and washing machine and space for fridge freezer and space for oven. A double glazed

window, splashbacks, tiled floor, extractor and loft access hatch.

Bedroom 10'9" x 11'5" (3.28m x 3.50m)



Double bedroom with electric radiator, timber frame double glazed window and coving to ceiling.

Bedroom 12'4" x 11'8" (3.76m x 3.58m)



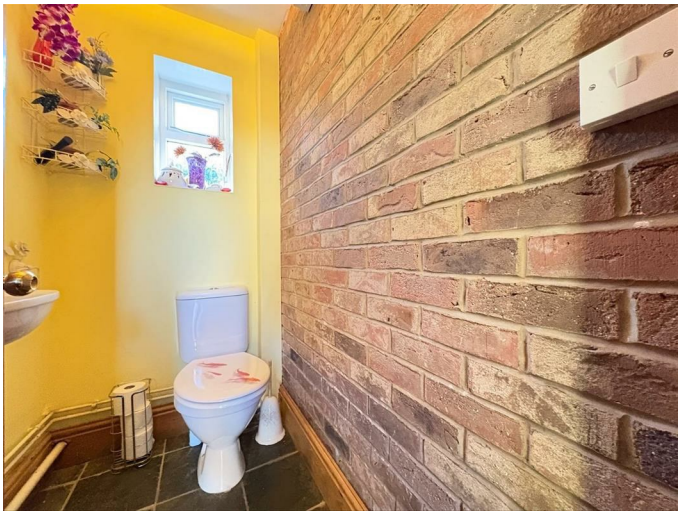
Double bedroom with timber frame double glazed windows, uPVC double glazed French doors, loft access hatch, electric radiator and wooden flooring.

Shower Room 9'5" x 5'5" (2.89m x 1.67m)



Fitted with a three piece suite consisting of a walk in shower with Trition electric shower, w.c and wash hand basin in vanity unit with cupboards below. There is tiling to the floor and splashbacks, electric heater and extractor.

W.C 5'5" x 3'5" (1.66m x 1.05m)



With w.c and wash hand basin, tiled floor, exposed brick wall and single glazed window.

Outside



The property is fronted with a gravelled driveway which provides off road parking for multiple vehicles. The gardens feature raised flower beds, a range of shrubs, plants and trees, external lighting and mature hedging. A patio area provides a peaceful place to sit and relax.

Services

Mains water and electricity are understood to be connected and drainage via next door. 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.

Brochure Prepared

November 2026.

Council Tax

East Lindsey District Council Tax Band B.

Viewings

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

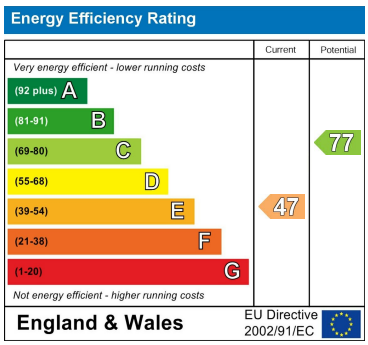
Floor Plan



Area Map



Energy Efficiency Graph



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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk