



Fairhaven

North Thoresby DN36 5QS

M A S O N S

EST. 1850

Positioned in grounds of approximately half an acre (STS) within this sought-after village, a meticulously maintained individual detached bungalow of handsome design, with panoramic country views. Three double bedrooms with built-in wardrobes, two refurbished bathrooms, refitted kitchen and utility room, newly built garden room, impressive lounge and separate dining room. Long driveway to detached brick and tiled double garage. Lovely gardens with greenhouse and shed.



Contents

Photo Schedule

Maps

Directions

The Property

The Accommodation

Viewing

The Location

General Information

Photo Schedule

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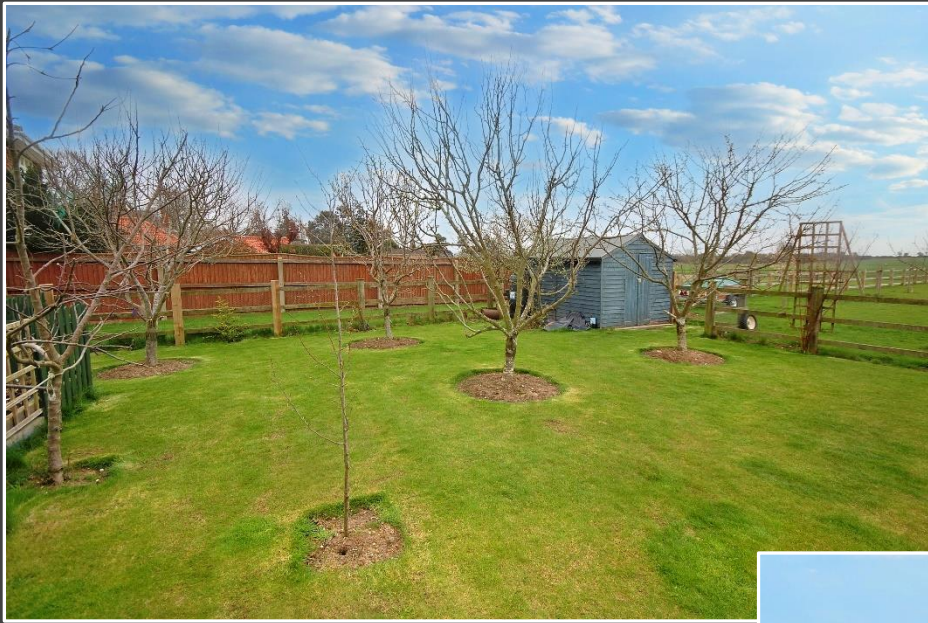














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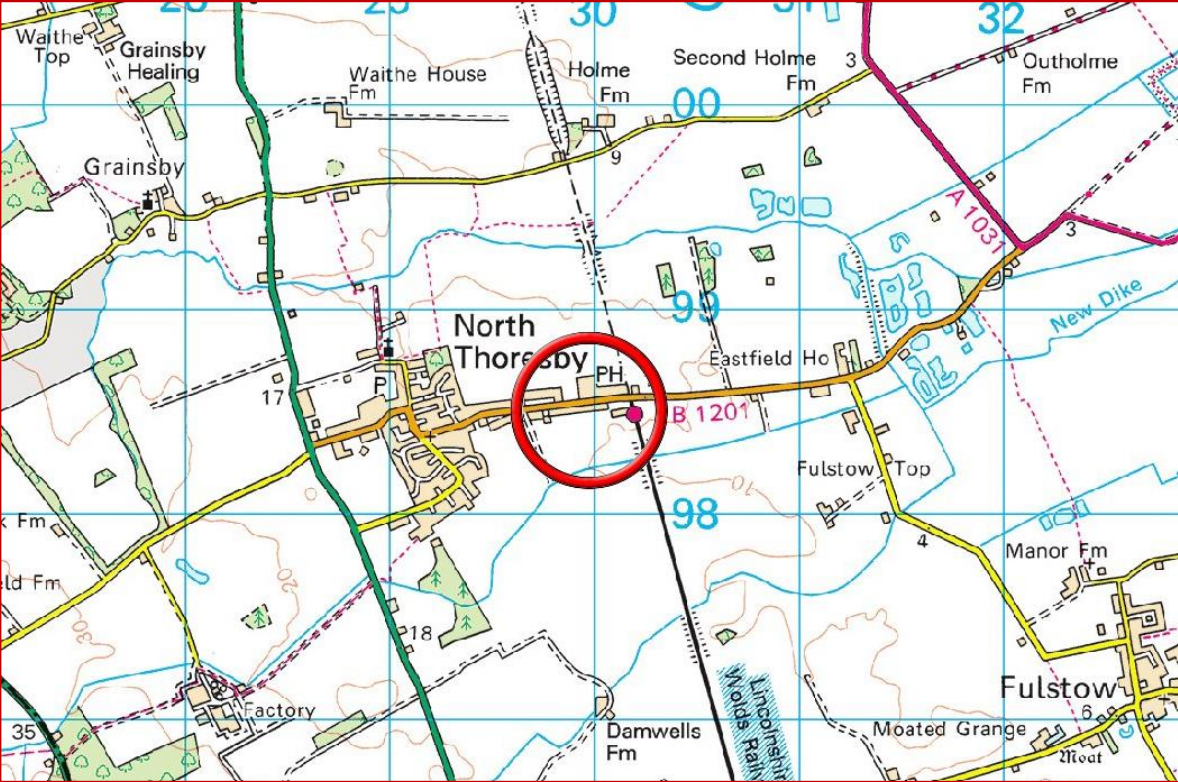
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Directions

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 Property

Estimated to date back to the late 1980's, the bungalow has brick-faced principal walls beneath a pitched and hipped timber roof structure covered in concrete interlocking tiles and the attractive design incorporates two projecting gables to the front elevation, each with low maintenance, decorative cut brick and tile work to the verges. The property has an oil-fired central heating system with thermostatic radiator valves to many radiators and uPVC framed, double-glazed windows (of arch top design at the front) and external doors, partly fitted with diamond lattice panes. A generous-sized driveway leads to the detached double garage, also constructed in brick beneath a pitched and hipped timber roof structure covered in concrete tiles.

Since 2018, the kitchen and utility room have been refitted, some windows have been renewed and a

washroom adjoining the master bedroom was refitted as a bathroom. The main bathroom was also fully refitted. An excellent garden room has been added at the rear – completed in 2019 with insulated base walls and a pitched and insulated Supalite hipped roof. This room takes advantage of the wonderful open views across the main garden and open fields.

The property has an alarm and now has superfast broadband.

Accommodation

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

The rooms are very well presented, and viewing is therefore strongly recommended. Glazed (double-glazed) double doors to: -

Enclosed Entrance Porch

Natural brick walls, white panelled ceiling and inner glazed door with matching side panel to the: -

Hallway

A spacious hallway overall with a reception area which then extends at the rear across the bungalow to give access to two of the bedrooms and the two bathrooms in the side wing. Karndean oak-effect flooring throughout laid in diagonal style to a border around the edges of the room. There are

two radiators in decorative cases, central heating thermostat, two ceiling light points and trap access with drop-down ladder to the roof void which has boarding for storage and an electric light. Recessed cloaks and airing cupboards, each with light and the latter with lagged hot water cylinder having an immersion heater.

Lounge

An attractive room with a contemporary LPG coal-effect fire in a handsome marble pillared surround framing a black and polished steel inset over a granite hearth. Ornamental coving to the ceiling, ceiling light point and two wall light points. Two radiators in decorative cases and wide front window presenting an attractive outlook across the front garden. Second smaller window on the side elevation.

Dining Room

Well-proportioned with a double radiator, coved ceiling and double-glazed French doors and side panels to the:

Garden Room

An impressive room with windows to 3 sides, (those on the west side at high-level) and French doors onto the patio. With programmable ATC efficient electric heaters having multiple programs, digital timers and thermostats, this is a room in which to enjoy the outdoor aspects and amazing

views in all weathers. The deep windows are fitted with blinds and have low sills. There are ample power points and an oak effect laminated floor covering.

Breakfast- Kitchen

Re-fitted with a stylish range of units from Howdens and finished in matt Kashmir with metal handles. There is an extensive range of base cupboards, drawer units including wide deep pan-drawers, square-edge textured work surfaces with ceramic-tiled splashbacks, and a range of wall units including two glazed display units. LED lighting under, illuminating the work surfaces.

A tall unit houses the AEG fan-assisted electric double oven with grill and an AEG microwave oven. There is an AEG 5-ring LPG hob with stainless steel canopy hood above, having twin downlighters. Integrated AEG slimline dishwasher, faced to match the kitchen units. Grey acrylic one-and-a-half bowl single-drainer sink unit with mixer tap and space for upright fridge/freezer. Coved ceiling with LED downlighters, hi/low pendant light over the dining area, double radiator and tile effect floor covering. Fine views from the rear window across the patio, garden and fields beyond.

Utility Room

With units complementing those of the kitchen in a matt colour scheme. Base units with square-edge

work surface, acrylic single-drainer sink unit in grey and mixer tap. Wall cupboard units with LED lights under illuminating the work surface.

Twin recess with plumbing for washing machines, space for an upright freezer, LED ceiling downlighters and high-level consumer unit with MCB's. Myson oil central heating boiler with digital programmer. Rear window and part-glazed (double-glazed) door to the rear garden.

Bedroom 1 (At the front of the property in the side wing. NB – an additional door in the side hallway could combine the second bathroom with the master bedroom to make the master bedroom ensuite).

A good-sized double bedroom with radiator and coved ceiling. Attractive outlook through the window on the front elevation. Built-in range of wardrobes with ivory woodgrain effect facings and comprising 2 double wardrobes and a single wardrobe, fitted with clothes rails and storage space, dressing table and adjoining drawer units. Adjacent is: -

Bathroom 2

Fitted with built-in units by Eco in a Kashmir colour scheme and comprising base cupboards with textured roll-edge top enclosing the white vanity wash basin and concealing the cistern of the low-level WC. White panelled bath with grips, mixer tap and part porcelain tiled walls. Coved ceiling,

extractor fan and white ladder style radiator/towel rail. Window on the side elevation.

Bedroom 2 (At the rear)

An attractive room enjoying stunning views over the garden and open fields. Full-length range of wardrobes with sliding part mirror doors, shelving, clothes rails and drawers. Radiator and coved ceiling.

Bathroom 1

Re-fitted in November 2021, the spacious bathroom has built-in base cupboard units by Eco in a matt Fjord coloured finish contrasting the white suite. The vanity wash basin is set into the roll-edge textured top of this range which extends in L-shape eventually housing and concealing the cistern of the low-level WC.

There is a panelled bath with curved end and chrome mixer tap together with porcelain marble-style tiled splashbacks. The shower cubicle is splash-boarded on 3 sides with a glazed door and a chrome Aqualisa thermostatic shower mixer having a drench head and handset on wall rail.

White ladder style radiator/towel rail heated by the central heating system or an independent electric heater. Mirror-fronted cabinet, coved ceiling with LED downlighters, extractor fan and side window.

Bedroom 3

Centrally positioned at the front of the bungalow and having a built-in range of furniture with a ivory woodgrain effect finish and comprising double wardrobes to each side of a double bed recess with store cupboards over. Radiator and window presenting a fine outlook across the front garden.

Outside

The property is approached over a sweeping driveway which is shaped to form a turning head before continuing past the side of the bungalow creating spacious parking space for several cars and leading to the:

Detached Double Garage

With two remote control motorized roller doors, strip and standard lighting, power points and bench to the corner. Side uPVC double-glazed window and pedestrian door to the rear garden.

The bungalow is set back from the road behind a front garden laid to lawn with a pathway leading to the main entrance and continuing around the right side of the property where the LPG gas cylinder is located. The gardens have shrubbery beds, and an ash tree to one side surrounded by a border whilst in the centre of the front garden is a Mallus Crittenden crab apple tree with robust red fruits which persevere throughout the winter. A

pathway on the left side of the property leads through a wrought iron gate into the main rear garden.

The main garden is a delightful feature of this property and is largely laid to lawn with flower borders, shrubs and bushes and a wide patio extending across to the garage with painted raised flower bed. Behind the garage is a kitchen garden separated from the formal garden by trelliswork and picket fencing. Inside there are vegetable growing beds and a metal framed greenhouse. Beyond this is a fruit orchard and a timber garden shed of good size painted pale green.

The oil storage tank is positioned on a plinth and screened from the garden by trellis work with climbing plants over and there is a semi-dividing fence with centre opening to the lawn beyond with post and rail fencing and a gate at the rear onto the further lawned paddock area extending towards the open fields in the distance. The latter has been left open to take advantage of the stunning panoramic views with an assortment of ornamental trees. There is access into the paddock from a shared driveway on the east side of the plot via pedestrian and field gates, whilst the property owner on the west side has a right of way over the far end of the paddock into the paddock behind the adjoining bungalow.

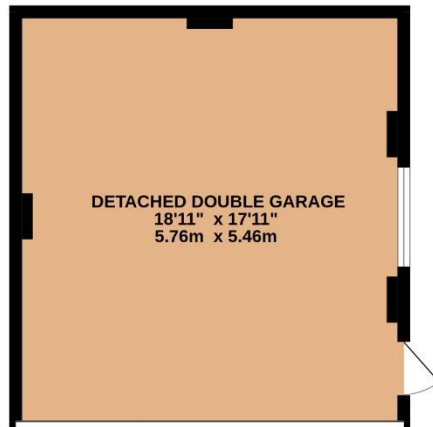
Viewing: Strictly by prior appointment through the agent.

Location

North Thoresby is a sought-after village with a strong community spirit and is positioned around 8 miles equidistant from Grimsby and Louth. There is a local convenience store, surgery and pharmacy, together with a primary school, the Little Ducklings pre-school, The Church of St. Helen's, a village hall, football, cricket and bowls facilities and two public houses – each with a restaurant. A bus service runs between Louth and Grimsby. To the south of the North Thoresby on the outskirts of Ludborough is the Wolds Heritage Steam Railway, which travels to and from the village with plans to hopefully link again with Louth in the future.

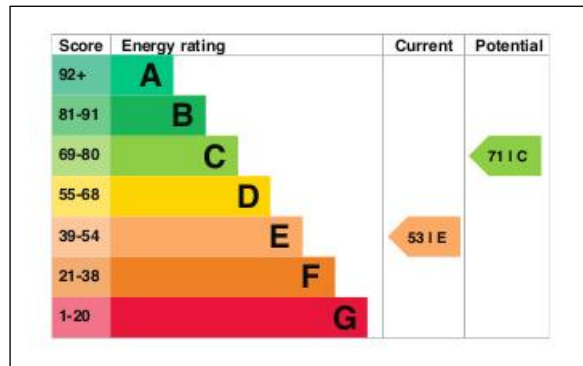
General Information:

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



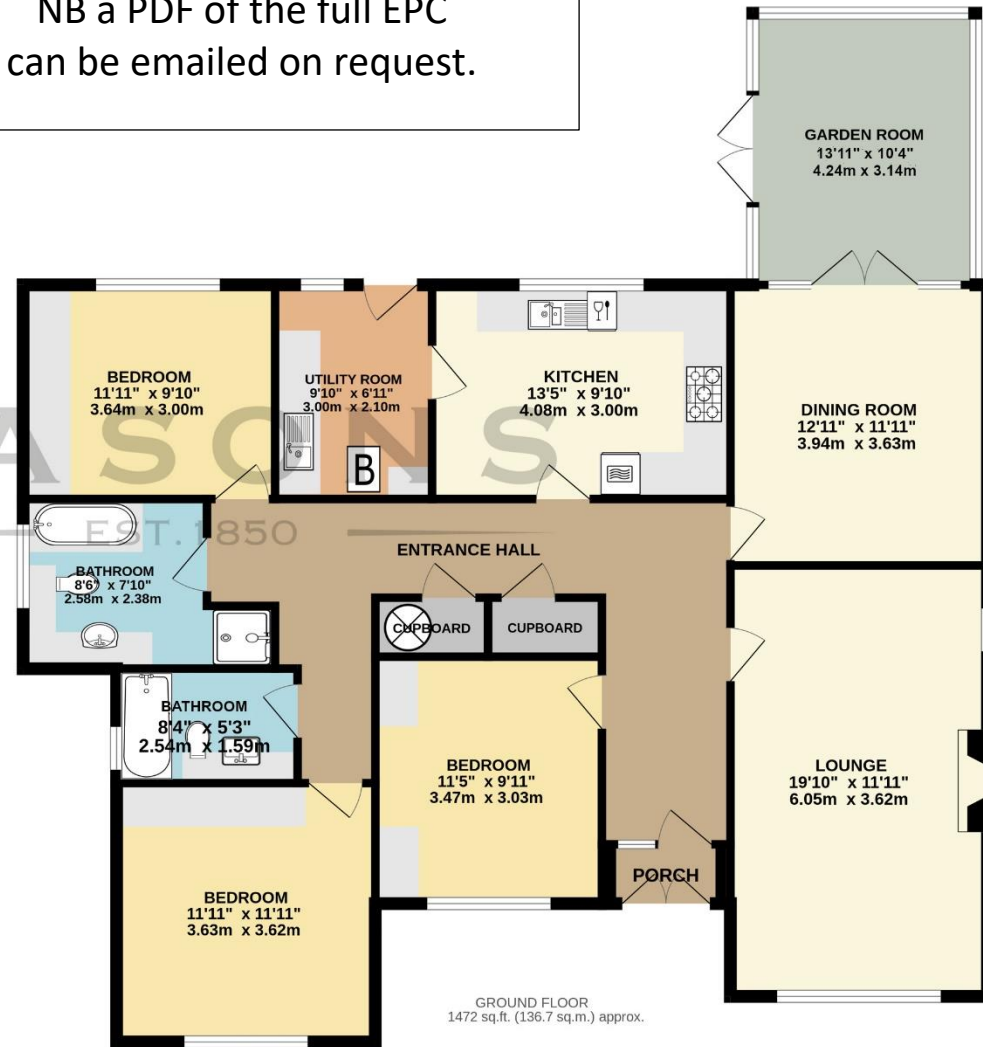
GARAGE
334 sq.ft. (31.1 sq.m.) approx.

Floorplans and EPC Graph
NB a PDF of the full EPC can be emailed on request.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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