



20 Casswell Crescent, Fulstow, LN11 0XJ

M A S O N S

EST. 1850

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01507 350500

Positioned on a quiet cul-de-sac within the popular village of Fulstow, ideally situated between Grimsby and Louth is this superb modern, five-bedroom family home. The property boasts contemporary living comprising lounge with multi-fuel stove, superb open plan living kitchen dining space to the rear with high-quality kitchen, utility, cloaks WC and hallway, while to the first floor are five generous bedrooms and superb bathroom suite.

The property is positioned on a generous corner plot providing a very large and private rear garden extending to the side. The property has just had the majority of windows and doors replaced, as well as the addition of a superb, insulated art studio/home office to the garden with log burner, along with a potting shed and greenhouse making an ideal versatile home for any growing family.



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 turn left onto Northway. Take the first right into Caswell Crescent and the property will be found at the end of the road on the right.

The Property

Believed to date back to the 1970s, being an exceptionally proportioned, five-bedroom family home with brick-faced cavity walls and having a pitched roof with concrete interlocking tile covering. The property benefits from having very recently renewed windows and doors in uPVC to the majority of the units with the remainder being uPVC also. The property has in recent years been modernised throughout, having high-quality kitchen, bathroom and fittings. Heating is provided by way of a Worcester oil-fired central heating boiler which is serviced on a regular basis, supplemented by a hot water cylinder and having Hive zoned controllers. The living kitchen dining area has underfloor heating with the remainder having radiators. The property benefits from a very large, triangular plot, widening at the rear providing large gardens with the very recent addition of timber garden studio, potting shed and greenhouse.





Accommodation

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

Entrance Hall

Having small inset porch with lighting to either side, accessed via brand new composite door to the spacious hallway. Staircase leading to first floor with timber banister and spindles with LED lighting set within. Useful understairs storage cupboard, washed oak-effect luxury laminated flooring, door through to:

Lounge

A spacious and bright room with bay window overlooking the front. Feature fireplace with inset multi-fuel Flavel stove with slate hearth, washed oak-effect luxury laminated flooring with double doors leading through to:

Living Kitchen Diner

A superb open plan room having a smart contemporary kitchen to one end featuring cream Shaker style units comprising base units with deep pan drawers and eye-level cupboards, with extended breakfast bar area. White sparkly quartz work surfaces with



matching upstand and inset one and a half bowl stainless steel sink with cut drainage grooves. Built-in CDA dishwasher to side and CDA wine cooler. Under-cupboard downlighters, window to side and Stoves range cooker finished in stainless steel with triple electric oven and five-ring gas hob above, mirrored splashback and large extractor above. Inset spotlights to ceiling and opening through to living area providing a cosy sitting area and ample space for a dining table with window and newly-fitted patio doors into the rear garden. Washed oak-effect laminated flooring with underfloor heating throughout this room. Further cupboard to side having built-in tall larder fridge. Part-glazed door leading through to:

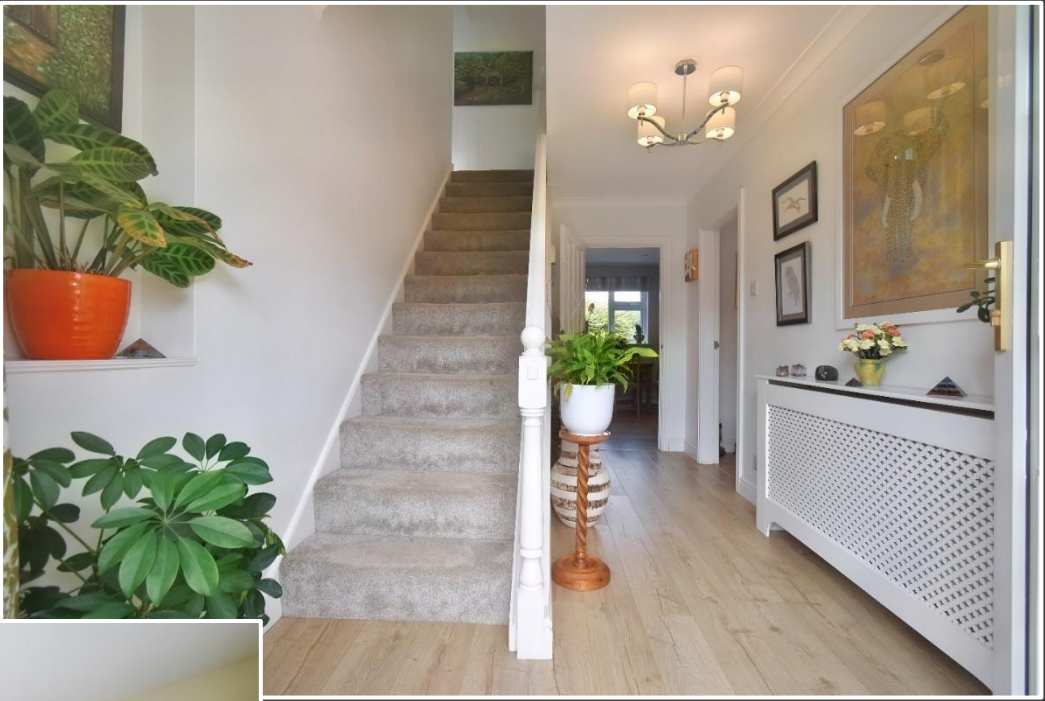
Utility Room (rear)

With window and door to garden. Space and plumbing provided for washing machine and tumble dryer. Work top and further cupboard to side, having vinyl tiled flooring. Door through to:

Cloaks/WC

Low-level WC, wash hand basin with cupboard below, frosted glass window.







Converted Garage Utility Room

Frosted glass window to the side, newly fitted base and wall units with sink, light and power provided with the Worcester oil-fired boiler situated to the corner. Also housing the electric meter and consumer unit. Connecting door through to kitchen. This room could be converted back to a garage if required by removal of a stud wall.

First Floor Landing

A bright landing with carpeted floor, window to one end and four-panel doors into bedrooms and bathroom.

Master Bedroom

A very large double room with window overlooking the front. Carpeted floor and built-in wardrobes extending the full width of the room.

Bedroom 2

A further good double bedroom with window to front and carpeted floor.

Bedroom 3

Situated at the rear with view over the garden. A generous double room with good range of built-in wardrobes, carpeted floor and loft hatch providing access to the roof space.



Bedroom 4

A single bedroom with window to the rear and carpeted floor currently set up as a snug.

Bedroom 5

Situated at the front, a L-shaped single room overlooking the front and currently set up as a home working space.

Family Bathroom

Smart contemporary suite consisting of bath with handheld shower attachment, large walk-in shower with remote Aqualisa thermostatic mixer, wall-mounted basin with storage drawers below, back-to-wall WC and having attractive grey marble-effect tiling to all wet areas and to half-height walls, continuing to the floor. Contemporary chrome heated towel rail, frosted glass window to rear, extractor fan to ceiling with inset spotlights. Cupboard to corner housing the hot water cylinder with immersion heater, shelving provided for laundry.

Outside

At the front is ample driveway parking for three or four cars, brick and fencing to side boundaries with gravelled parking area, access down sides of property. Riven stone patio area with steps leading up to the front door with courtesy lighting.





Rear Garden

An exceptionally large garden being situated on a corner plot with the garden extending to the side in a triangular shape. Predominantly laid to well maintained lawn with a mixture of brick wall, fencing and hedging to boundaries. Well maintained planted borders with mature bushes and shrubs. At the rear of the house is a large patio area with brick dwarf wall and steps up to the main lawn. Outside lighting and tap provided. Large vegetable plot to corner, obscured by mature weeping tree making an ideal space for the green-fingered gardener, with small pond. Brand new potting shed with compost area behind and smart aluminium-framed greenhouse. To one side is a large timber garden workshop with light and power provided. Sheltered log store with gas bottles situated within. External power point and riven stone path leading down the side of the property to front gate. Bin store area, gravel area to side with the newly installed oil storage tank with concrete base.

Art Studio/Home Working Office

Block-paved pathway leads up to the brand new timber-framed building having fully insulated to walls, floors and ceiling. Log



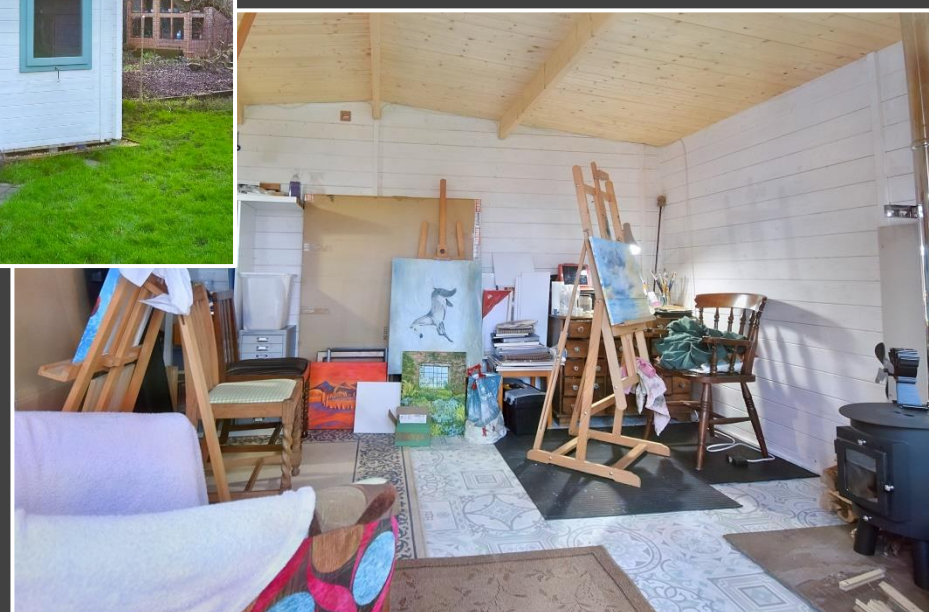
burner fitted to side. A great multi-purpose space currently set up as a superb art studio. However, could be used for a variety of purposes including cinema room, home office, games room, etc. Power supply provided and having whitewashed walls with tile-effect vinyl cushion flooring, double-glazed windows to front and double-glazed patio doors to the centre.

Location and Setting

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 in the village centre.

Louth and Grimsby each provide a wide range of shopping, recreational and schooling facilities and the area has many leisure facilities, including water sports at the neighbouring village of Covenham where the reservoir is located. The Lincolnshire coast is





just a short drive away and has miles of nature reserves and sandy beaches and the area has contrasting countryside with unspoilt agricultural land along the coast and the scenic Lincolnshire Wolds to the west.

Viewing

Strictly by prior appointment through the selling agent.

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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



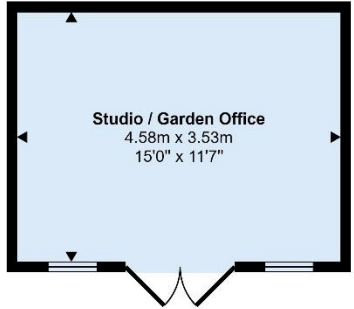
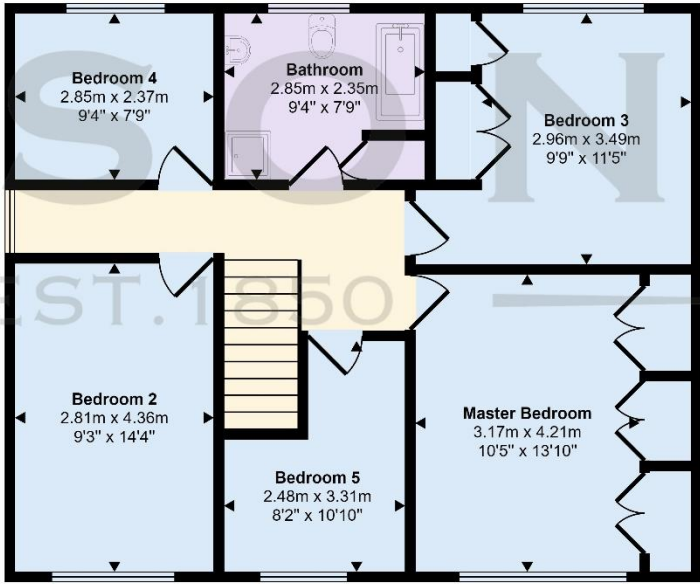
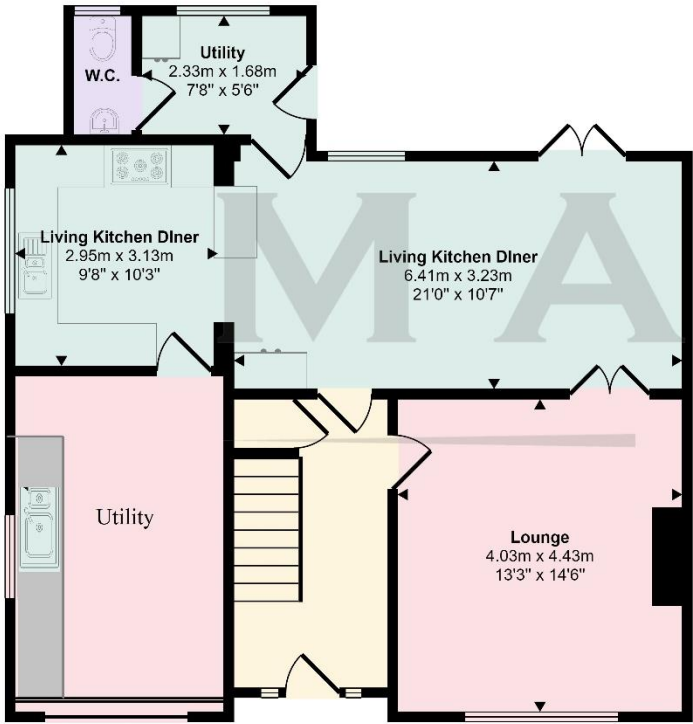


Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request



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

Approx Gross Internal Area
 171 sq m / 1845 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 the real items. Made with Made Snappy 360.

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