

Rushby House Main Street Fulstow Louth LN11 0XF

£325,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

An excellent opportunity to purchase a detached period cottage in the popular village of Fulstow. The property stands in a spacious plot of approximately 0.21 acres and enjoys beautifully maintained gardens and offers, bright and spacious accommodation as well as a good size attached garage. The ground floor comprises of an entrance hall, living room, dining room, kitchen diner, and rear porch. On the first floor there are four good size bedrooms and a bathroom. EPC rating E. Council Tax Band D.

Location

Fulstow is a popular medium size village which is some 6 miles north of the market town of Louth and some 8 miles south of the town of Grimsby and is on the Greenwich Meridian Line being the only village in England where this crosses the centre of the village. Amenities within the village include a primary school, public house and village hall. Both Grimsby and Louth offer a greater range of amenities including supermarkets, schools, doctors surgeries, theatre, markets, cinemas etc.

Entrance Hall

With laminate flooring and uPVC double glazed front door.

Lounge

With brick open fireplace housing a multi-fuel stove, alcove display shelving, coved ceiling, radiator and uPVC double glazed patio doors providing access to the front garden. There is also a remote control retractable patio awning over the patio doors providing shelter from the sun.

11'9" x 13'9" (3.65m x 4.26m)

Dining /Sitting Room

Having a dado rail, radiator, brick display shelf and feature fireplace housing an electric stove effect fire.

18'2" x 8'1" (5.55m x 2.47m)

Rear Entrance Porch

With uPVC double glazed double doors, uPVC double glazed windows and tile effect floor. A uPVC double glazed inner door opens to:

6'9" x 5'4" (2.12m x 1.66m)

Staircase Lobby

With dado rail, electric meter and under stairs storage cupboard.



Kitchen Diner

The dining area comprises of two uPVC double glazed windows, fitted base cupboards and granite affect worktops, laminate flooring, coved ceiling, radiator and uPVC double glazed patio doors providing access to paved patio area. The Kitchen area comprises of fitted wall and base cupboards, granite effect worktops, stainless steel sink having mini sink and mixer tap, tiled splash backs, space for cooker and extractor hood over, uPVC double glazed window, space for fridge freezer and laminate flooring. 7'8" x 7'3" (2.38 x 2.24m) & 12'9" x 11'9" (3.94m x 3.65m)

Stairs to first floor landing

With uPVC double glazed window, dado rail, access to roof space and radiator.

Bedroom 1

With built-in wardrobes, coved ceiling, radiator and uPVC double glazed window enjoying views over the front garden. 12' x 9' (3.68m x 2.76m)

Bedroom 2

With uPVC double glazed window enjoying views over the front garden, radiator. 13'6" x 11'9" (4.16m x 3.65m)

Bedroom 3

With sloping ceiling, radiator, built-in storage cupboard and uPVC double glazed window. 16'4" x 8' (5m x 2.46m)

Bedroom 4

With radiator and uPVC double glazed window having attractive views over the front garden.

8'8" x 6'9" (2.69m x 2.13m)

Bathroom

With white suite comprising of a panel bath having an electric shower over and glass shower screen, low-level cistern, wash basin with fitted cupboards and worktops, tiled walls, ceiling beams, radiator, uPVC double glazed window.

7'9" x 7'4" (2.43m x 2.27m)

Outside

The beautifully maintained front garden comprises of a paved patio and low-level wall, variety of mature and semi mature shrubs and flowerbeds, shaped lawns, ornamental fish pond with water fountain feature and decorative bridge, decked area leading to timber summerhouse, concrete footpath and two timber sheds. The rear garden comprises of a shaped lawn, paved footpaths, flower and shrub beds and gravelled entrance which leads to timber gate providing access to a block paved driveway.

Garage

With an up and over garage door, oil fired central heating boiler, metal oil storage tank, coal bunker, power and lighting and plumbing for automatic washing machine.

20'8" x 12'5" (6.35m x 3.83m)

Services

Property is understood to have mains, water, electricity and drainage. Oil fired central heating.

Tenure Understood to be freehold

Council Tax Band

According to the governments' online portal, the property is currently in Council Tax Band D.

Please Note

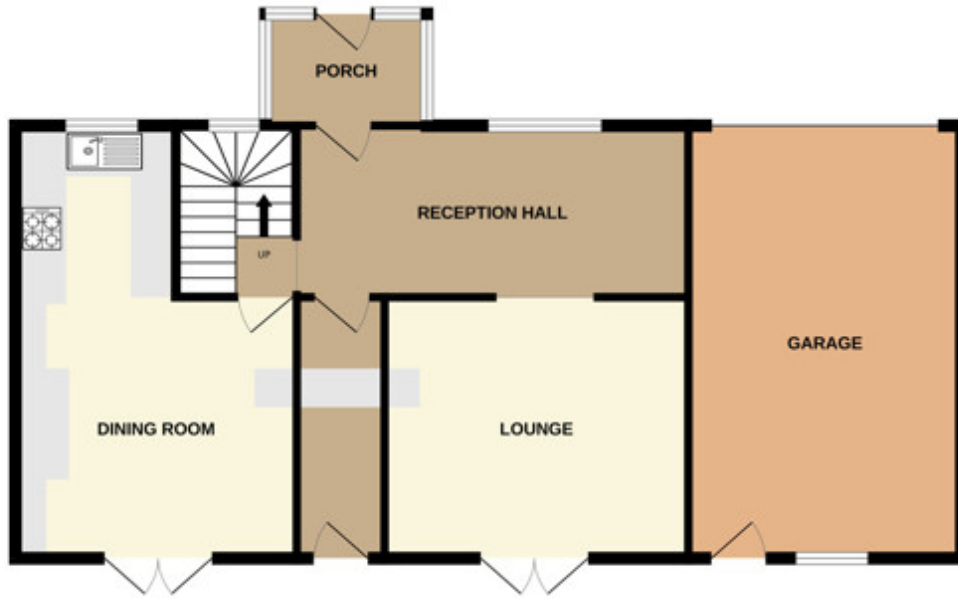
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.



GROUND FLOOR
898 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	