

8 FULMAR DRIVE, LOUTH, LN1 1 OST

**M A S O N S**  
EST. 1850

## ABOUT 8 FULMAR DRIVE...

A newly refurbished modern mid terrace town house well positioned in a popular residential area of Louth. Offering well planned accommodation with porch, Lounge, kitchen diner, two bedrooms and bathroom with off street parking and a south facing rear garden. With new decoration, flooring and fittings this smart home provides a superb ready to move into family residence.

### Directions

From St. James' Church in the centre of Louth proceed south along Upgate and take the second left turning along Mercer Row. Proceed to the far side of the town centre and at the second mini roundabout take the first exit along Ramsgate and at the next mini roundabout take the second exit along Ramsgate Road. Take the second left turn into Victoria Road, then continue straight ahead at the crossroads along Brackenborough Road. Take the second right turn into Fulmar Drive and the property will be shortly on the right.



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## ACCOMMODATION

### The property

A modern townhouse benefiting from UPVC double glazed windows and doors with off street parking to the front and south facing rear garden. The property has just been refurbished benefiting complete new neutral decoration and new flooring throughout with refurbished kitchen, having new worktops and appliances. Heating is by a gas fired boiler located in the kitchen. The property also has up to date gas and electrical certificates.

### Accommodation

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

### Entrance porch

Accessed via a part glazed UPVC door with frosted glass window and window to front, carpeted floor. An ideal space for storage of shoes and coats. Six panel timber door into;





#### Lounge

Spacious reception room with window to front carpeted floor and staircase leading to first floor with timber banister and spindles door chime to wall and electric consumer unit, heating thermostat and smoke alarm.

#### Kitchen diner

Good range of base and wall units with oak effect doors and chrome handles, newly fitted roll top slate effect, laminated work surfaces with tiling to splashback. Single bowl stainless steel sink with chrome mixer tap space and plumbing provided for washing machine. Brand-new integrated single Lamona, electric oven and four ring electric hob with extractor above. Space to side for dining table and having wall mounted gas boiler and timer controls with a further electric consumer unit. Part glazed UPVC door leading into garden and wood effect vinyl cushion flooring.

#### First floor landing

Having carpeted floor and stairs, six panel doors in two bedrooms and bathroom with loft hatch to roof space.

### Bedroom one

Good sized double bedroom with two windows to front, carpeted floor and cupboard to side housing the hot water cylinder with shelving provided for laundry.

### Bedroom two

Single bedroom to rear overlooking garden with carpeted floor.

### Bathroom

Modern suite consisting of panelled bath with shower mixing tap, shower screen to side and tiling to all wet areas. Back to wall WC, wash hand basin with storage cupboards below. Frosted glass window overlooking garden and extractor fan to wall with wood effect vinyl cushion flooring.

### Outside

At the front of the property is a concrete driveway with timber picket fence to both sides providing parking for one vehicle, with gravelled area to side. Outside light and mailbox.





### Rear garden

A generous rear garden, providing a sun trap having a southerly aspect, enjoying the Sun for the majority of the day. Concrete patio area leading into a predominantly lawned garden with borders to perimeter and high-level fencing to all boundaries.

### Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

#### Viewing

Strictly by prior appointment through the selling agent.

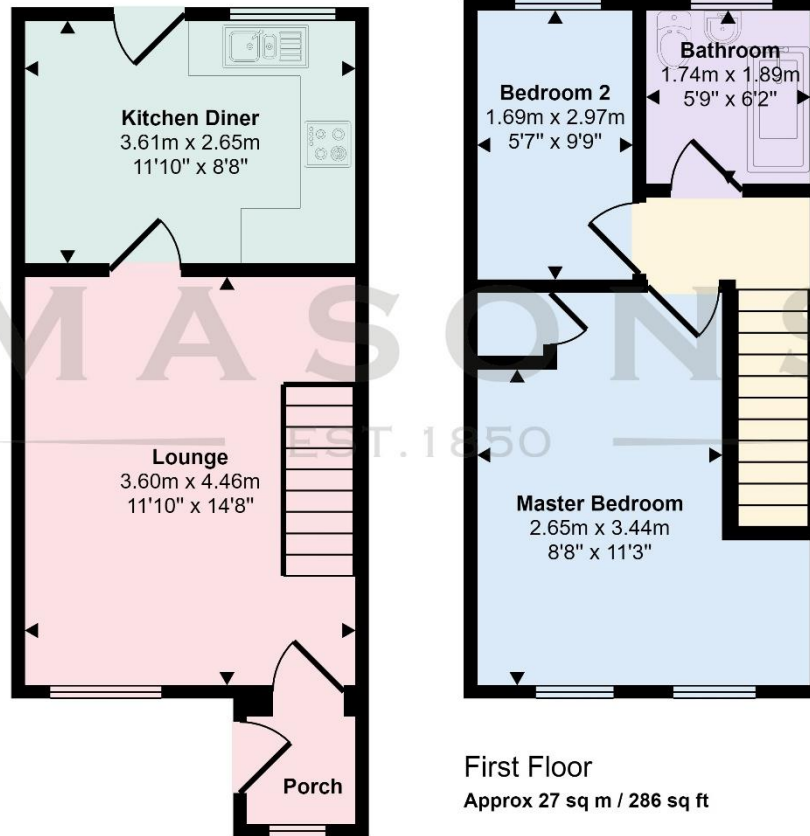
#### General Information

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



# FLOORPLANS AND EPC GRAPH

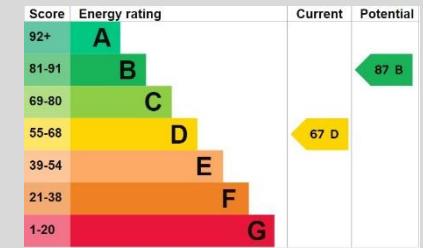
Approx Gross Internal Area  
54 sq m / 587 sq ft



**Ground Floor**  
Approx 28 sq m / 301 sq ft

**First Floor**  
Approx 27 sq m / 286 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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EST. 1850

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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