



FAIRVIEW
FULSTOW

MASSONS
EST. 1850

ABOUT FAIRVIEW...

An individual and handsome family home set in a large plot of over a quarter of an acre with mature gardens, extensive driveway and double garage. The extensive accommodation is finished to an immaculate contemporary standard comprising porch, hall, utility/cloaks, formal lounge, open plan sitting room opening into a 36 foot stunning dining kitchen with roof lantern and bi fold doors to garden. To the first floor off the gallery landing are 3 double bedrooms with en-suite to master and family bathroom. The property enjoys beautiful front gardens with carport to side while the rear enjoys views across to the Lincolnshire Wolds with a delightful garden room to relax in.

Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Drive straight on at the staggered crossroads then take the right turning signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, turn left along Northway and the property is found just before the left bend, on the left hand side on the corner plot.

The Property

Dating back to the 1970s and having later extensions, the property has brick-faced cavity walls with pitched timber roof structure covered in Rosemary tiles. The property has uPVC doors and windows and is heated by way of a Grant oil-fired boiler which is serviced on a regular basis. The property also has newly installed within the last year, ten solar panels which are owned outright with additional battery in the loft space, which provide 4kw output in total and have a warranty of 12 years which, with the installed car charging port, makes for a very efficient and low running cost for home and electric vehicle. Please note that the EPC shown for the property was carried out before installation of the solar panels, therefore would now most likely achieve a higher rating. The property itself sits on an extensive corner plot of around 0.3 acres (STS) with superb open farmland views to the rear with far-reaching views to the Lincolnshire Wolds.





FAIRVIEW, NORTHWAY, FULSTOW, LN1 1 OXH

Accommodation

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

Entrance Porch

Having composite entrance door with windows to centre and windows either side, into the large porch with further window and oak-effect luxury vinyl tiled floor. Cupboards and worktop to side with spotlights to ceiling, ideal for storage of coats and shoes, with further composite door with central windows and frosted windows either side into:

Entrance Hall

A spacious entrance hall with carpeted floor, oak doors into principal rooms, understairs storage cupboard to one side. Staircase leading to first floor with timber banister and spindles and a further understairs storage area.

Lounge

Positioned to the front with bow window and further side window, smart fireplace to side with timber mantelpiece and marble hearth with inset multi-fuel burner stove and tiled backing. Carpeted floor, overall being a very bright and spacious reception room.





Sitting Room

A superb open plan area of the house set up with initial office area to one side with fitted units, opening to the large rear area with patio doors and windows onto garden. Attractive decoration, carpeted floors and high-level fitted wall units. Superb views across the open countryside beyond.

Dining Kitchen

A further superb open plan area, open to the sitting room and providing a breakfast area to side with superb roof lantern and bi-fold doors onto the rear terrace, creating a very light and airy space. Tile-effect luxury vinyl tile flooring, attractive decoration, spotlights to ceiling and opening onto the main kitchen area with a stunning range of high-quality units with gloss grey handleless design, grey quartz work surfaces and inset stainless steel sink with mono mixer tap, with matching quartz splashbacks, chrome sockets and LED lights to plinths. Large range of built-in appliances including Neff dishwasher, AEG four-ringing induction hob with large extractor above. High-level twin electric Prima oven, space for large American style fridge/freezer, spotlights to ceiling and extending into dining area to front with large bow window. Cupboard to side housing electric meter and consumer unit.





Utility Room

Fitted base units with gloss grey doors and laminated work surface. Single bowl stainless steel sink with pull-out tap, window to side and space and plumbing provided for washing machine and tumble dryer. Attractive tiling to floor and cupboard to side housing the Grant oil-fired central heating boiler with shelving provided.

Cloaks/WC

Low-level WC, wash hand basin with storage cupboards below and high-level frosted glass window. Tiling to half-height walls and floor.

First Floor Landing

A spacious gallery style landing with large window to front, eaves storage cupboard and carpeted floor with oak doors to bedroom and bathroom. Large loft hatch to roof space.





Master Bedroom

A good size double bedroom with window to front with large, built-in wardrobe to side with sliding doors. Carpeted floor and spotlights to ceiling with opening through to:

En Suite Shower Room

A large shower room with shower cubicle to side with Aqualisa thermostatic mixer, tiling to wet areas and having wash hand basin with tiled splashback, low-level WC, alcove with mirror and spotlights, chrome heated towel rail and further storage cupboards to side. Large window overlooking garden with superb views of the open countryside. Wood-effect vinyl cushion flooring, spotlights and extractor fan to ceiling.



Bedroom 2

A further double bedroom to the rear with window overlooking garden and large range of built-in wardrobes and dressing table. Carpeted floor and high-level electrics for television.

Bedroom 3

A third and final double bedroom with window overlooking side. Oak-effect laminate flooring, spotlights to ceiling with built-in wardrobes to side with sliding doors.





Family Bathroom

Modern and smart suite comprising walk-in shower cubicle with folding glass door, thermostatic mixer unit with rainfall shower head attachment, back to wall WC with composite wash hand basin fitted within units with storage cupboards and worktop. Illuminated mirror above with shaver point. Contemporary vertical radiator, built-in storage cupboards with gloss grey doors and fully tiled walls in attractive Mermaid panelling. Further chrome heated towel rail to side with frosted glass windows to rear. Bath with chrome taps, tile-effect luxury vinyl tiled floor, spotlights and extractor fan to ceiling.

Front Garden

Having an extensive and private garden with double wrought iron gated entrance with brick pillars. Mature hedged boundaries to side and front with extensive lawned area with mature trees and bushes. Gravel driveway providing parking for multiple vehicles, leading to the detached double garage with block-paved pathways surrounding the property. Oil storage tanks to side and drive extending down the side of the property giving access to the car port with car charging port to wall. Gated access into rear garden. Outside tap and lighting.



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Rear Garden

A superb private garden having unobscured views across the countryside overlooking the Lincolnshire Wolds Area of Outstanding Natural Beauty. A meticulously maintained garden with extensive composite grey decking surrounding the property, providing ample space for al fresco dining and barbecues. Step down into lawned garden with mature bushes and well-maintained borders, fenced boundaries and patio area to side with further garden shed and corner patio area with built-in seating area. Outside lighting and water collection butts.

Garden Room

A superb addition to the garden, being of timber structure with insulated and boarded walls with uPVC doors and windows, vaulted ceiling and carpeted floor. Electrics and lighting provided along with infrared heater creating a superb and tranquil space to relax in of a summer's evening.



Double Garage

Having twin up and over remote electric doors with further pedestrian side entrance and rear window, concreted floor, light and electrics provided with shelving fitted to sides.

Location

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

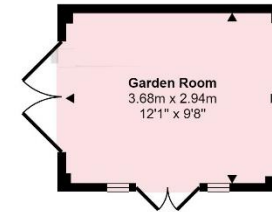
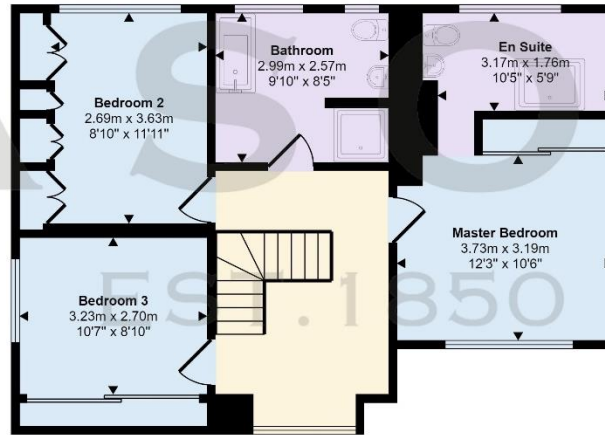
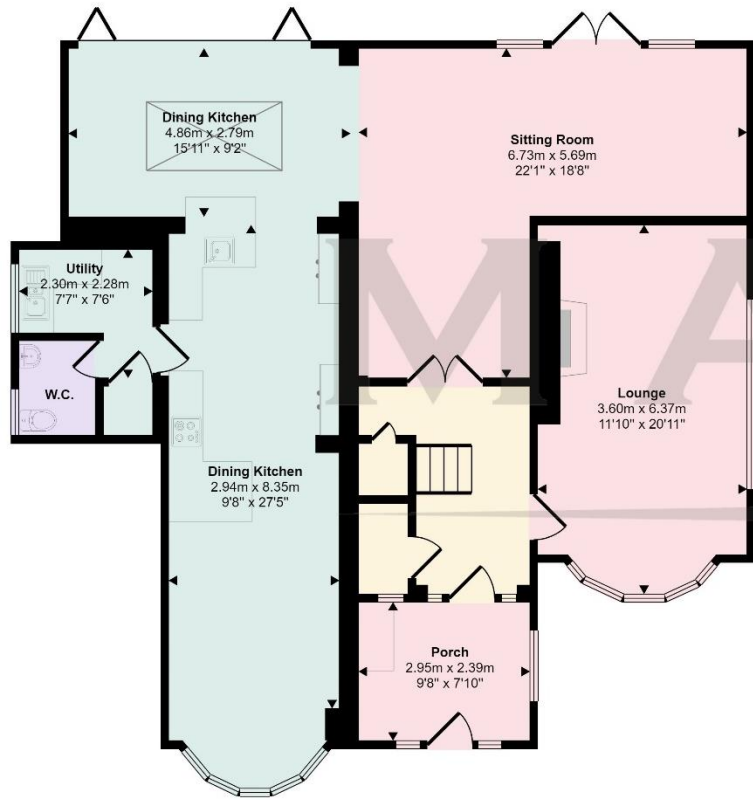
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.



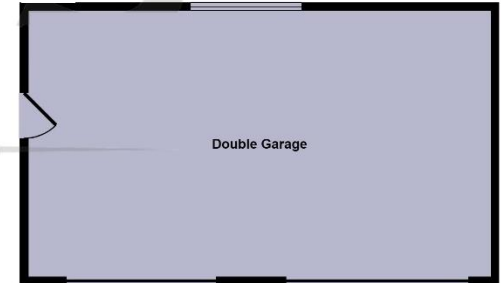


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
239 sq m / 2570 sq ft



Garden Room
Approx 11 sq m / 116 sq ft



Garage
Approx 37 sq m / 395 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.

Important Notice

Messrs, Masons for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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;
- (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		