



CHOICE PROPERTIES

Estate Agents

Apple Tree Lodge, Churchthorpe,
Fulstow, Louth, LN11 0XL

Price £395,000



Choice Properties are delighted to bring to market this immaculately presented four bedroom detached house situated on Churchthorpe located in the sought after countryside village of Fulstow. The property is finished to a high specification with Karndean flooring and Corian worksurfaces and boasts spacious rooms and large windows throughout which create a bright and airy interior which features an open plan kitchen/dining area, a capacious living room, a conservatory, an upstairs and downstairs bathroom, three double bedrooms, and a fourth bedroom/office. To the exterior, the property further benefits from a fully enclosed garden, a detached double garage with power and lighting, and a block paved driveway for multiple vehicles. Early viewing is highly advised.

With the additional benefit of Karndean flooring throughout the majority of the property, oil fired central heating, and an intruder alarm, the generously proportioned and beautifully presented internal living accommodation comprises:-

Hallway

6'0 x 12'10

Herringbone Karndean flooring which continues throughout the majority of the property. Composite entrance door. Staircase leading to the first floor landing. Oak internal doors to the majority of ground floor rooms. Radiator. Power points. Consumer unit in box cupboard.

Living Room

10'10 x 21'8

Spacious living room with a large bow uPVC window to front aspect. Impressive open fireplace with tiled hearth and brick surround. Tv aerial points. Radiator. Power points. Triple folding internal doors which fold back into the kitchen/dining area.

Open Plan Kitchen/Dining Area

28'1 x 27'9 (to furthest measurement)

Fitted with a range of wall and base units with under cupboard LED lighting and 'Corian' work surfaces and splashbacks over. Part tiled, Part 'Karndean' herringbone floorings. Dual aspect uPVC windows. Large 'Belling' double oven range cooker. Integral dishwasher. Integral fridge freezer. Spot lighting. Breakfast bar. Plumbing for washing machine. Combination boiler fitted in cupboard. Water softener fitted in under sink cupboard. Tv aerial points. External French uPVC doors leading to the rear garden. External uPVC door leading to the driveway. Impressive bi-folding uPVC doors to the conservatory. Power points. Radiator. Space for a large dining room table.

Conservatory

11'0 x 12'1

With uPVC windows to all aspects. Tiled flooring. French uPVC doors leading to rear garden. Tv aerial points. Pitched glass ceiling. Two radiators. Power points.

Office/Bedroom 4

9'9 x 7'5

Currently used as an office space. Large uPVC window to front aspect. Fitted wall storage units. Radiator. Power points.

Downstairs Bathroom

6'6 x 8'4

Fitted with a four piece suite comprised of a panelled bath with chrome mixer tap and tiled surround, a waterproof panelled corner shower cubicle, a wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Tiled flooring. Part tiled walls. Spot lighting. Extractor.

Landing

4'1 x 12'1

Oak internal doors to all first floor rooms. Access to boarded loft space with lighting via loft hatch. Radiator. Power points.

Bedroom 1

13'1 x 13'7

Double bedroom with extensive built in furniture. Large uPVC window to front aspect. Radiator. Power points.

Bedroom 2

10'10 x 13'8

Double bedroom With large uPVC window to front aspect. Radiator. Power points.

Bedroom 3

12'4 x 13'2

Double bedroom with built in storage space. Radiator. Power points. Large uPVC window to rear aspect.

Shower Room

6'10 x 13'2

Fitted with a three piece suite comprised of a waterproof panelled shower cubicle with rainfall and traditional shower attachment, a back to wall wc, and a wash hand basin with chrome mixer tap set over vanity unit with work surfaces to either side. Radiator. Frosted window to rear aspect. Abundance of built in storage space.

Garage

15'6 x 19'3

Double garage with up and over garage door. Window to side aspect. Power and lighting. Vaulted ceilings.

Gardens

The property benefits from laid to lawn garden space to both the front and rear. The front garden is found adjacent to the driveway and is lined with various mature plants and shrubs which add life and colour to the space and features a mix of hedging and fencing to the perimeter. The front garden is connected to the rear garden via a vehicular access gate to the side. The rear garden is predominantly laid to lawn but also further benefits from a block paved patio which provides an ideal place for outdoor seating or entertaining guests. The rear garden further benefits from a summer house fitted with power and lighting. The rear garden is fully enclosed with fencing to the perimeter. A further paved area can be found at the very end of the rear garden which houses a green house, outdoor storage shed, a storage arbour, and a vegetable patch. To the front of the property, out of view, the log store/coal bunker and fuel tank can be found. The garden also benefits from outdoor power points.

Driveway

Block paved driveway providing off the road parking space for multiple vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

2073 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From Louth take the A16 North in the direction of Grimsby. After passing through Utterby turn right onto Pear Tree Lane and then before you reach the reservoir turn left (signposted Fulstow). Continue for 1 mile into the village of Fulstow then turn right onto Churchthorpe. The property can be found a short way along on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

