



# CHOICE PROPERTIES

*Estate Agents*

Deva Peppin Lane,  
Fotherby, Louth, LN11 0UW

Price £285,000



Choice Properties is delighted to offer this spacious and well-presented home, located in the quiet village of Fotherby, just a short distance from the market town of Louth. The property benefits from generous and versatile accommodation throughout, including well-proportioned reception spaces, a sunroom, and ample storage, and is offered with no onward chain. With well-maintained gardens, garage, and driveway, this is an ideal home for those seeking a peaceful village setting close to local amenities.

Boasting a spacious and well-balanced layout, the accommodation is light and well presented throughout and comprises:-

### **Hallway**

4'9" x 19'6"

The spacious hallway provides access to the majority of the property and creates a welcoming first impression. It also houses the loft hatch and electric consumer unit.

### **Bedroom 1**

11'8" x 12'10"

Bedroom one is located at the front of the property and is a nicely sized room with plenty of space for furniture. The room benefits from fitted double wardrobes, a large window allowing for natural light, and a radiator.

### **Bedroom 2**

10'11" x 10'9"

Bedroom two also offers space for a bed and additional furniture. The room benefits from a window to the side of the property providing natural light, along with a radiator.

### **Bedroom 3**

10'11" x 8'4"

Bedroom three is also located at the front of the property and benefits from a large window allowing for plenty of natural light, along with a radiator. The room also features a fitted wardrobe with sliding doors.

### **Bathroom**

7'9" x 6'5"

The main bathroom features a stand-in shower and hand wash basin, along with multiple storage cupboards and a heated towel rail. The walls are panelled, and the room also benefits from a window and extractor fan.

### **W.C**

4'8" x 2'10"

Located next to the bathroom is a separate WC, finished in matching décor to complement the main bathroom. The room also benefits from a window providing natural light and ventilation.

### **Reception Room**

16'3" x 11'10"

The reception room is a very spacious area and flows openly into the dining space, creating an ideal layout for everyday living and entertaining. The room features a character fireplace with electric fire, a large radiator, and dual aspect windows allowing for plenty of natural light.

### **Dining Area**

13'5" x 11'7"

The dining area, which is open plan to the reception room, also benefits from dual aspect windows allowing for plenty of natural light. The space features a radiator, sliding uPVC doors leading to the rear garden, and a door providing access to the kitchen.

### **Kitchen**

11'8" x 11'11"

The kitchen offers plenty of storage with a range of wall and base units, along with a pergola-style shelving feature. There is space for a cooker and hob, washing machine, and dryer, while tiled splashbacks run above the worktops. The sink is positioned below the window, and the boiler is also located within the kitchen.

### **Breakfast Area**

8'10" x 11'8"

The breakfast area is open plan to the kitchen and features a built-in storage cupboard. Sliding uPVC glass doors lead through to the sunroom, and the space offers room for a small table or additional furniture.

### **Sunroom**

8'7" x 9'6"

The sunroom provides additional living space, ideal for lounging or extra furniture, with quarter-height walls running around the base for added structure and privacy. Double doors open out to the rear garden, creating a seamless indoor-outdoor flow.

### **Garage**

13'3" x 20'2"

The garage benefits from an electric supply and a side door for easy access. It offers plenty of space for storage or use as a workshop.

## **Outbuilding**

9'11" x 4'0"

The outbuilding is located behind the garage and provides a useful additional space, ideal for storing gardening tools, plants, or other outdoor equipment.

## **Gardens**

The front garden is generous in size and mainly laid to lawn, complemented by a selection of shrubs, bushes, and plants along the borders. The side boundaries are well-defined with established hedging, adding a natural and private feel to the space.

The rear garden is a good size and very well maintained, featuring a variety of plants, shrubs, and bushes, with the majority laid to lawn. To the left side, there is a small fence marking the boundary, while the right side is lined with established bushes, creating a sense of privacy. At the rear of the garden, along the pathway, there is a useful shed providing additional storage.

## **Driveway**

The driveway is quite long, running alongside the front garden and continuing to the garage. It provides ample 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](http://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.

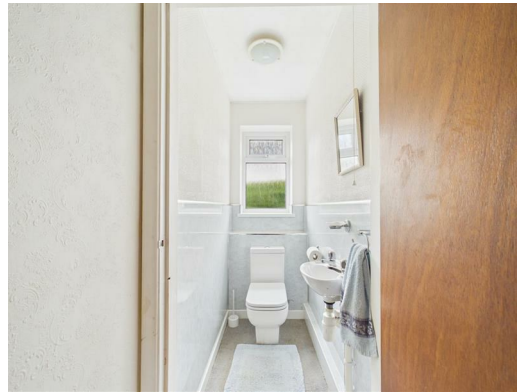
## **Opening Hours**

Mon-Fri 9.00 am - 5.00 pm.  
Saturday 9.00 am - 3.00 pm.

## **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

Approximate total area<sup>m</sup>  
1567 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

# Directions

Please use the post code LN11 0UW, the property will be on your right.

