

Winchcombe

Fotherby

MASONS

SINCE 1850

Winchcombe

Short Lane, Fotherby, LN11 0TE



Fully modernised and tastefully upgraded throughout

Peaceful position within the popular village of Fotherby

Impressive open-plan living with excellent entertaining space

Stylish kitchen with statement island and integrated appliances

Characterful wood-burning stove and contemporary finishes

Air conditioning to Bedroom

Scope to create a private ensuite bathroom

Separate utility room and beautifully appointed bathroom

Generous gardens with sunny aspect and patio area

Ample parking, EV charging point and useful garden storage

Offering a superb blend of contemporary style, generous living space and village convenience, this attractive two-bedroom bungalow has been transformed into a beautifully presented home in the sought-after village of Fotherby. Ideally positioned just outside Louth, the property benefits from a peaceful setting while remaining within easy reach of the town's extensive amenities. A particular highlight is the impressive open-plan living kitchen, providing a wonderful space for both everyday living and entertaining, alongside two spacious bedrooms and a stylish modern bathroom. The principal bedroom benefits from air conditioning, while an adjoining study offers exciting scope to create an ensuite bathroom. Outside, the property enjoys established gardens, a sunny patio and ample driveway parking. With the added advantages of a modern oil-fired boiler, electric vehicle charging point and useful garden storage, this is a well-equipped home offering both comfort and practicality.

A welcoming L-shaped entrance hallway featuring attractive Karndean flooring provides access to the principal accommodation. The impressive open-plan kitchen and living space extends to approximately 30ft, creating a superb central hub of the home. The contemporary kitchen is fitted in a stylish slate-grey finish with a substantial central island, one-and-a-half bowl sink and a range of integrated appliances including induction hob, double oven and dishwasher, together with housing for an American-style fridge freezer. A rooftop skylight helps maximise natural light, while the Karndean flooring continues seamlessly into the adjoining sitting area, which features a charming cast-iron log-burning stove, dual-aspect windows and fitted plantation shutters.

A separate utility room provides useful additional space, incorporating work surfaces, plumbing for a washing machine, the modern oil-fired central heating boiler and a skylight window.


















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The principal bedroom is a generous L-shaped room with an open-design wardrobe arrangement and the added benefit of air conditioning. An adjoining room, currently utilised as a home office, provides excellent versatility and already has plumbing in place for an ensuite bathroom, offering the potential to create a private ensuite facility for the principal bedroom.

The second bedroom is another well-proportioned double room with dual-aspect windows, providing pleasant natural light.

Completing the accommodation is a beautifully appointed bathroom, finished with attractive tiling and comprising a jacuzzi-style bath, walk-in shower with glass screen, vanity washbasin unit and WC.







Outside

The property occupies an attractive corner plot, with the principal garden positioned to the front and enjoying a particularly pleasant south-facing aspect. A deep lawned garden is screened by established hedging, providing an attractive degree of privacy, while a further side patio offers an ideal space for outdoor dining and entertaining, particularly during the afternoon and evening with garden shed included in the sale.

A wide gravel driveway provides extensive off-road parking for multiple vehicles and incorporates an electric vehicle charging point.















Approx Gross Internal Area
104 sq m / 1118 sq ft



Floorplan

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 real items.
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Escape to Fotherby

Where the Wolds meet your doorstep



Fotherby is a charming village with excellent transport links, positioned just off the A16 for quick access to Louth to the south and Grimsby to the north. Both towns offer a wide range of shopping, schools, and leisure options. The picturesque Lincolnshire Wolds Area of Outstanding Natural Beauty is nearby, perfect for those who enjoy walking or equestrian pursuits, with beach riding available on day passes. The Lincolnshire Coast is also within easy reach. For commuters, the M180 connects to the national motorway network, and Humberside International Airport is just a 30-minute drive away. Enjoy the best of both rural tranquility and easy access to vibrant towns and major transport hubs.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds



Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.



For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.



Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.

The Lincolnshire Wolds and The Coast

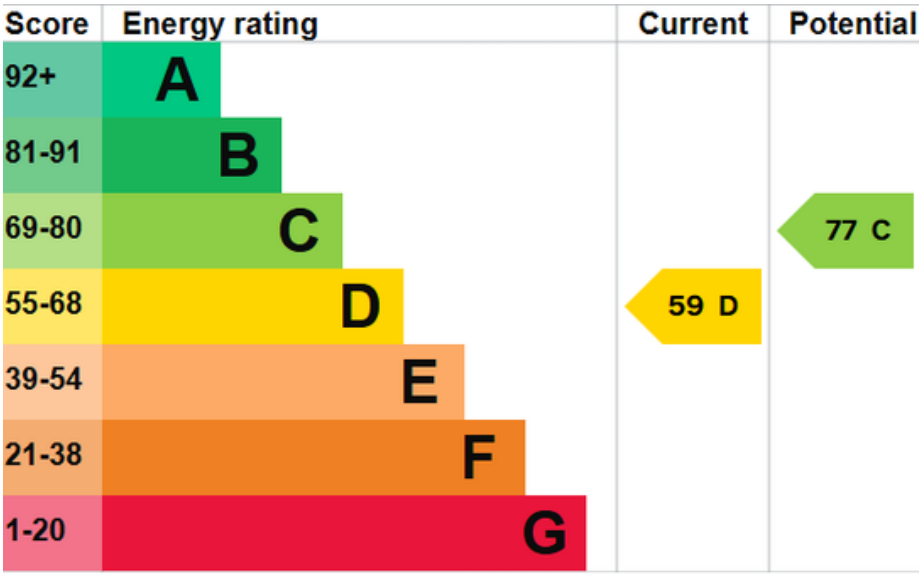


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Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.The region’s natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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.

Tenure

Freehold

Location

What3words: ///promotion.rods.body

Directions

Travel out of Louth north on the A16 and take the right turning for Fotherby. Travel to the centre of the village and turn left onto Short lane. The property will be found along the road on the right.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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