



42, Fulmar Drive

| Louth | LN11 0ST

£850 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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POPULAR LOCATION! Nestled in the sought-after area of Fulmar Drive, Louth, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms with integrated storage, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a delight. An additional bonus is the French doors leading out to the rear garden. Its design ensures functionality while providing a stylish environment for culinary adventures. The bathroom has recently been renovated and is conveniently located, catering to the needs of the household with ease.

One of the key highlights of this property is the large driveway, providing parking for two vehicles. This is particularly advantageous in a popular location where parking can often be a challenge.

Situated close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. The vibrant community of Louth offers a blend of convenience and charm, making it an ideal place to call home.

In summary, this semi-detached house on Fulmar Drive is a wonderful opportunity for those seeking a modern and comfortable living space in a desirable location. With its good size bedrooms, modern kitchen, and proximity to the town centre, it is sure to attract interest from a range of potential renters.



Main Entrance

Exposed storm porch with outside lighting to hard wood main entrance door with glazed panels leading into entrance porch.

Entrance Porch

Magnolia painted walls, central ceiling light, wall mounted heater, wall mounted fuse box, door leading through to the lounge.

Lounge

14'07" x 11'09" (4.45 x 3.58)

Double glazed window to the front elevation, double glazed window to the side elevation, magnolia painted walls, brown carpeting, central ceiling light, central heating radiator, telephone and television points, smoke alarm, staircase leading to the first floor accommodation, built in storage cupboard incorporating hanging rails and shelving.

Dining/kitchen

14'09" x 10'08" (4.50 x 3.25)

(Artists impression picture of new kitchen) double glazed window to the rear elevation, double glazed french doors leading to the rear garden, New installed fitted kitchen to go in, central heating radiator, twin central ceiling lights.

Landing and staircase

Magnolia painted walls, brown carpeting, loft access, smoke alarm.

Bedroom one

13'05" x 7'10" (4.09 x 2.39)

Double glazed window to the front elevation, magnolia painted walls, central heating radiator, telephone point, brown carpeting, built in double door wardrobe incorporating hanging rails and shelving.

Bedroom two

10'10" x 9'07" (3.30 x 2.92)

Double glazed window to the rear elevation, magnolia painted walls, brown carpeting, central heating radiator, built in double door wardrobe incorporating hanging rails and shelving.

Bedroom three

8'08" x 6'08" (2.64 x 2.03)

Double glazed window to the rear elevation, magnolia painted walls, central heating radiator, brown carpeting.

Bathroom

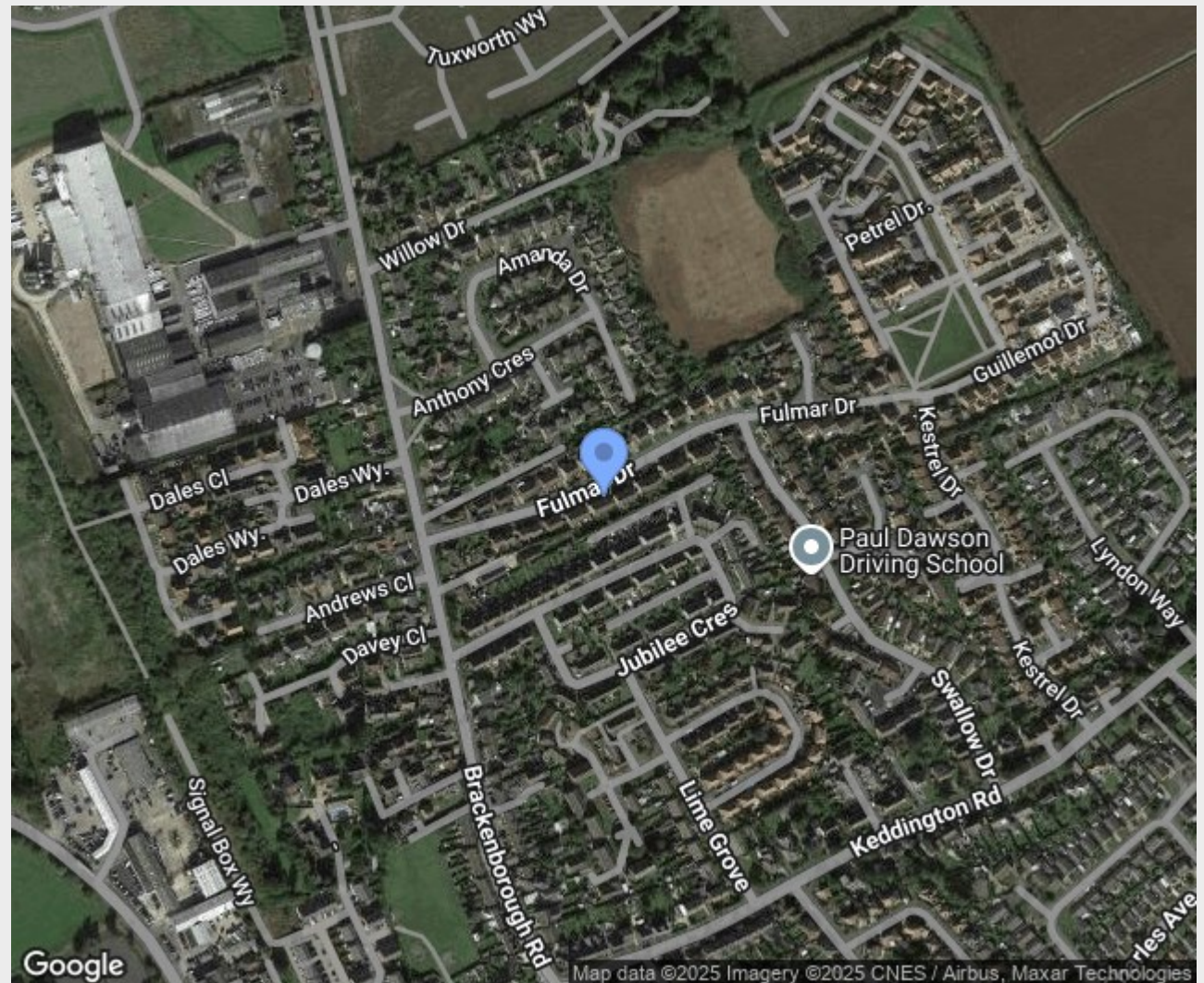
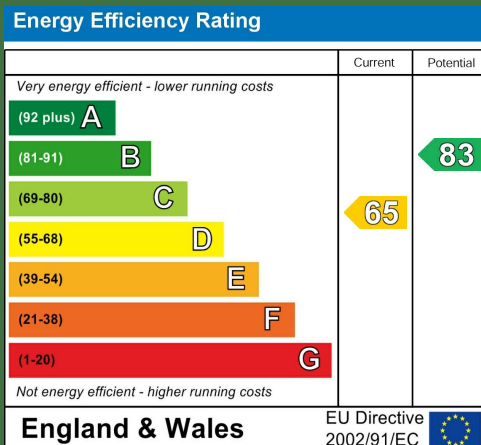
7'07" x 4'11" (2.31 x 1.50)

Double glazed window to the rear elevation, bath with shower head and hose above, pedestal wash hand basin, low level flush wc, part tiling to the walls, part painted magnolia walls, central heating radiator.

Outside

Lawned front garden having extensive driveway leading to the side and rear elevation.

Rear garden mainly laid to lawn with screen fencing to the rear and side elevations, paved patio area.



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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.