



Marigold Cottage , Fotherby

| Louth | LN11 0UN

£875 PCM



Perkins George Mawer & Co.

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

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PRIME LOCATION!

Nestled in the charming village of Fotherby, near Louth, this beautifully maintained semi-detached cottage offers a delightful countryside retreat surrounded by open fields. Enjoy the perfect balance of peaceful rural living while remaining within easy reach of local amenities.

The property features three inviting reception spaces, including a cosy living room, a separate dining area, and a generously sized conservatory—perfect for relaxing and enjoying long summer evenings. Complementing the living space is a modern galley kitchen, thoughtfully designed to maximise both style and functionality.

There are two well-proportioned bedrooms, providing comfortable accommodation suited to couples or small families. A well-appointed ground floor bathroom adds to the home's practicality and convenience.

A standout feature of this home is the enchanting garden. Thoughtfully designed, it includes a fully stocked pond, a raised sun terrace, and a lawned area—creating a tranquil outdoor space ideal for unwinding or entertaining guests.

The property also benefits from off-road parking for two vehicles, ensuring ease and convenience. The surrounding open countryside provides a peaceful backdrop, with plenty of opportunities for walking and outdoor pursuits.

Conveniently positioned on the A16 between Louth and Grimsby, the property enjoys excellent transport links, making it ideal for commuters while still offering a charming village setting.








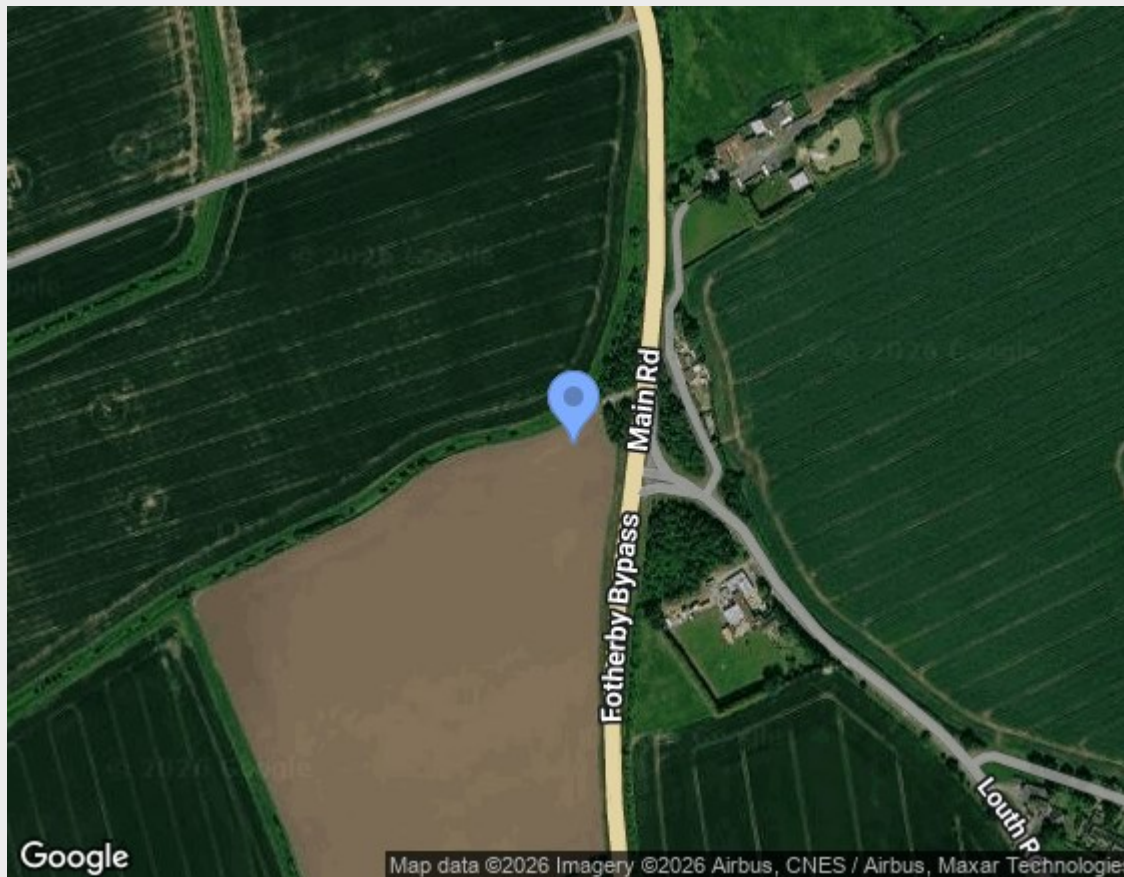


Marigold
Cottage





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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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.