



Louth Road  
Fotherby  
Louth  
Lincolnshire  
LN11

Offers In Excess Of £860,000

bettermove



# Louth Road

## Louth

Bettermove are proud to present this 8 bedroom detached house, with additional annexe in Fotherby.

This property benefits from double glazing, and oil heating throughout, with ample off road parking available.

The council tax band is F.

This impressive property comprises a substantial detached house together with a versatile self-contained annexe. The main residence features a welcoming entrance with WC, a spacious lounge with a striking feature fireplace, bright conservatory, dining room, cosy sitting room, and a well-appointed kitchen. Upstairs, the first floor offers four generous double bedrooms, three of which benefit from en-suite facilities, along with a stylish family bathroom. A further two double bedrooms are located on the second floor. The self-contained annexe—with potential Airbnb use—can be accessed via the main kitchen. The ground floor includes a double bedroom and an office/lounge with a second feature fireplace. A spiral staircase rises to the first floor, where you will find an open-plan living and kitchen area, large conservatory, modern bathroom, and separate WC. A second staircase leads to the office situated above the garage. On its own first floor, a landing provides access to a double bedroom and an additional office/bedroom, all enhanced by skylight windows.

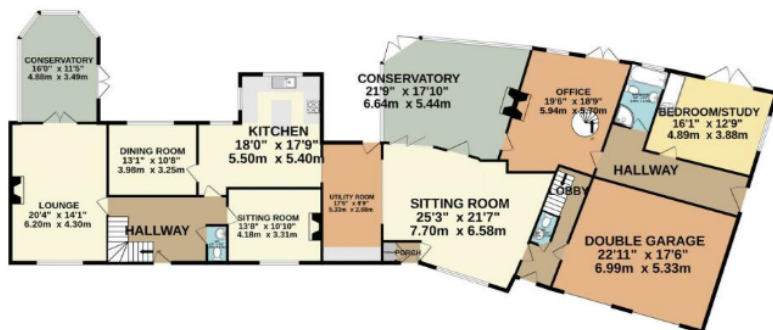
Set within approximately 1.25 acres, the grounds offer extensive wrap-around gardens with far-reaching views across the surrounding countryside. A double garage with a first-floor office further complements this exceptional home.

Located in the sought-after village of Fotherby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Grimsby Town Train Station (12.0 miles), a variety of local bus routes, and quick access to the A16.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



GROUND FLOOR  
3112 sq.ft. (289.2 sq.m.) approx.



1ST FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



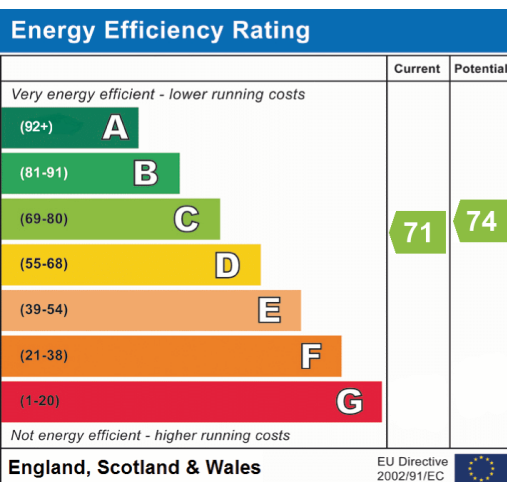
2ND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



ANNEXE  
499 sq.ft. (46.4 sq.m.) approx.



OFFICE ABOVE GARAGE  
513 sq.ft. (47.7 sq.m.) approx.







20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)