



171 Eastfield Road, Louth, LN11 7AS



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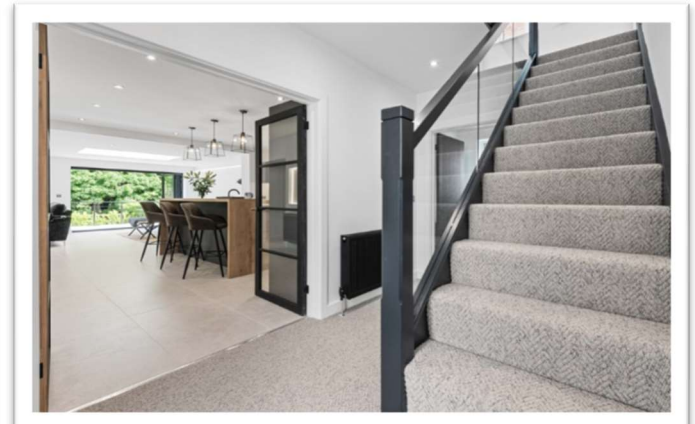
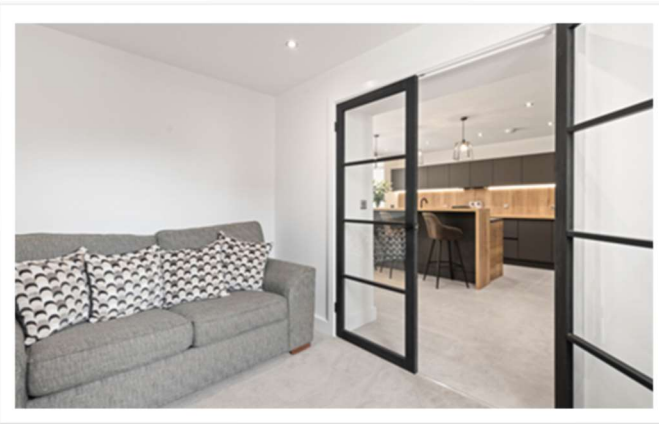
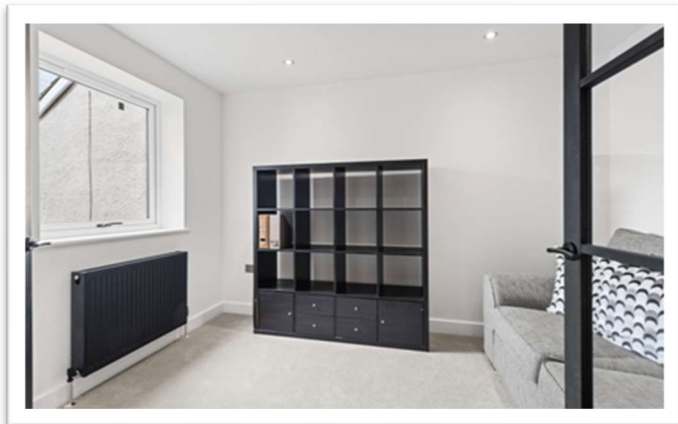
Freehold

£439,950



Key Features

- Detached house
- Fully renovated with a contemporary feel
- Four bedrooms
- Open plan kitchen/lounge/diner & study
- Two en-suites & bathroom
- Off-road parking to front
- Enclosed rear garden
- NO CHAIN
- EPC rating C

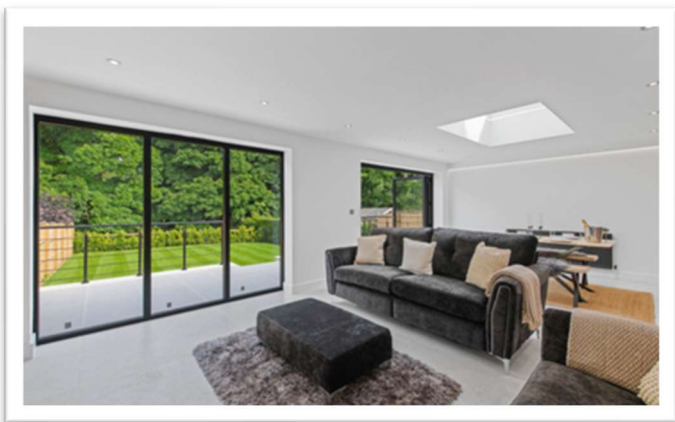




A recently renovated detached house within the popular and sought after market town of Louth and backing on to a beck with trees beyond.

Finished to a high standard with a contemporary feel throughout the property has over 1,500 square feet of accommodation comprising: entrance hall, cloakroom, study, open plan kitchen with lounge & dining area off, utility, bedroom and en-suite to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom with separate shower to first floor.

Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.
NO CHAIN



ACCOMMODATION

Part glazed side entrance door with side screens through to the:

ENTRANCE HALL

Having inset ceiling spotlights, radiator and staircase rising to first floor. Glazed double doors through to the study and kitchen, further door to the:

CLOAKROOM

1.95m x 1.14m (6'5" x 3'8")

Having window to side elevation, radiator, WC with concealed cistern and hand basin on vanity unit with cupboard under.

STUDY

3.44m x 2.47m (11'4" x 8'1")

Having window to front elevation, inset ceiling spotlights and radiator.

KITCHEN

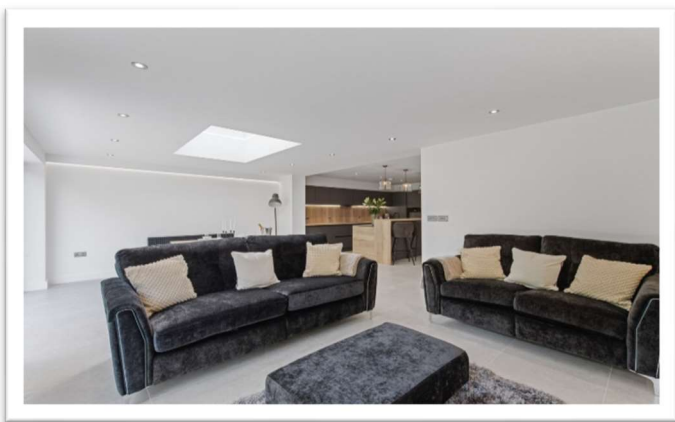
9.06m x 4.55m (29'8" x 14'11")

Having inset ceiling spotlights, radiator, tiled floor and recess with LED lighting for flat screen television to wall. Fitted with a range of base & wall units with wood work surfaces & splashbacks incorporating: induction hob, two integrated electric ovens & warming drawer, integrated dishwasher, fridge & freezer, island unit with undercounter sink & mixer tap, breakfast bar to one side. Opening to the:

LOUNGE/DINING AREA

7.43m x 4.37m (24'5" x 14'4")

Having bi-fold doors & full height window to rear elevation, large rooflight, inset ceiling spotlights, radiator, continuation of tiled floor and feature media wall with recessed shelving with LED lighting, recess with LED lighting for flat screen television and further recess with LED lighting.



 **NEWTON FALLOWELL**





UTILITY

2.43m x 1.62m (8'0" x 5'4")

Having window to side elevation, inset ceiling spotlights, radiator, extractor, tiled floor and gas fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer, cupboards under. Work surface return with cupboard under, cupboard over and tall units to side with space & plumbing for automatic washing machine.

GROUND FLOOR BEDROOM FOUR

3.80m x 3.29m (12'6" x 10'10")

Having two windows to front elevation, inset ceiling spotlights and radiator.

EN-SUITE

2.23m x 0.70m (7'4" x 2'4")

Having heated towel rail, tiled floor, tiled walls, shower enclosure with mixer shower fitting, WC and hand basin with cupboard under.

FIRST FLOOR LANDING

Having windows to both side elevations, inset ceiling spotlights, radiator and access to roof space.

MASTER BEDROOM

4.84m x 3.50m (15'11" x 11'6")

Having windows to side & rear elevations, inset ceiling spotlights, radiator and wall light points.



EN-SUITE

2.83m x 1.15m (9'4" x 3'10")

Having window to side elevation, heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and hand basin on vanity unit with drawers under.

BEDROOM TWO

3.33m x 2.36m (10'11" x 7'8")

Having window to front elevation, inset ceiling spotlights and radiator.

BEDROOM THREE

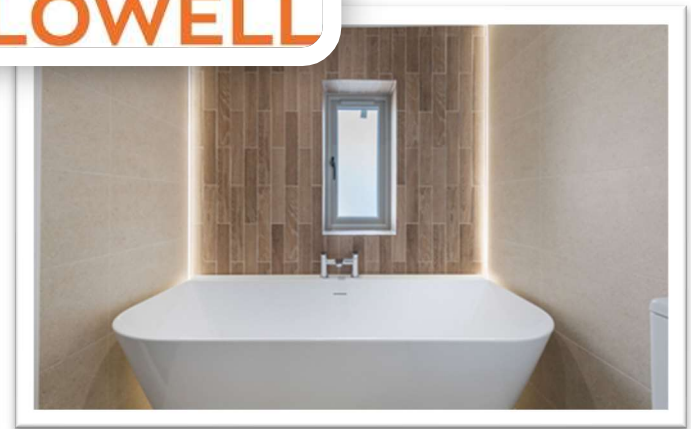
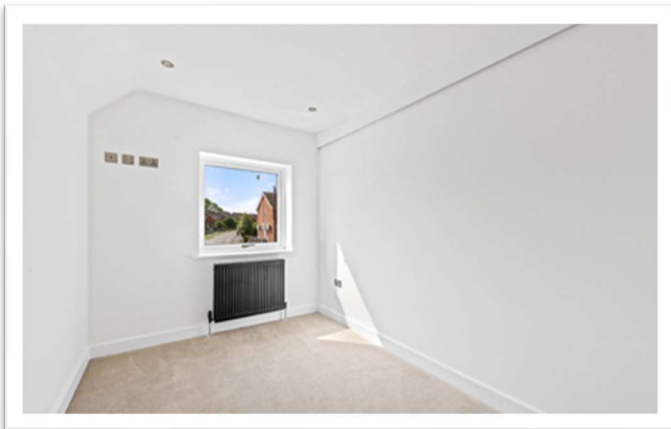
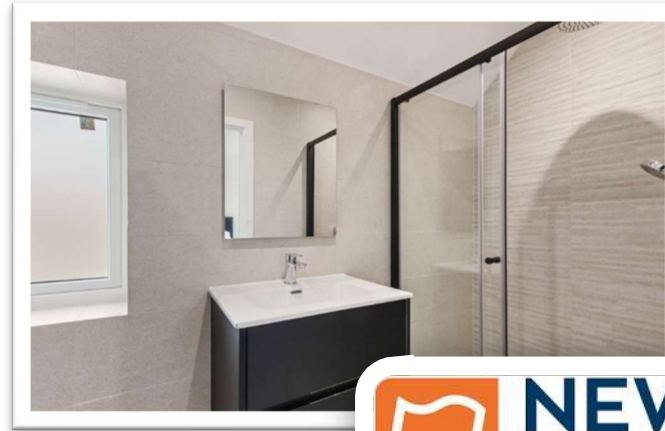
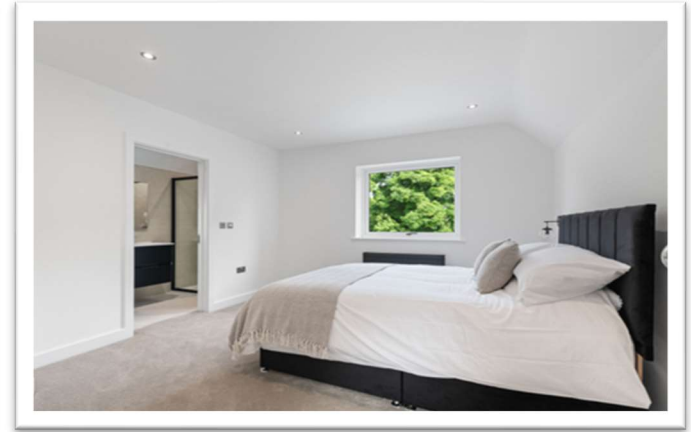
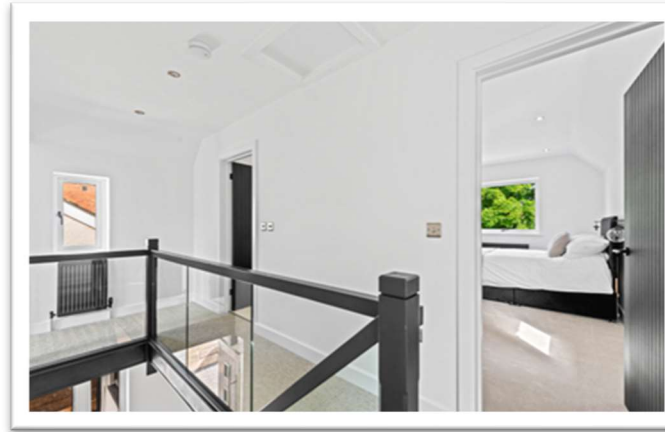
3.35m x 2.35m (11'0" x 7'8")

Having window to front elevation, inset ceiling spotlights and radiator.

BATHROOM

2.97m x 1.78m (9'8" x 5'10")

Having window to side elevation, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: freestanding bath with central mixer tap, shower enclosure with mixer shower fitting, close coupled WC and hand basin with drawers under and illuminated mirror over.



EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

REAR GARDEN

Being enclosed and having a paved patio with railings and steps down to a lawned garden.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

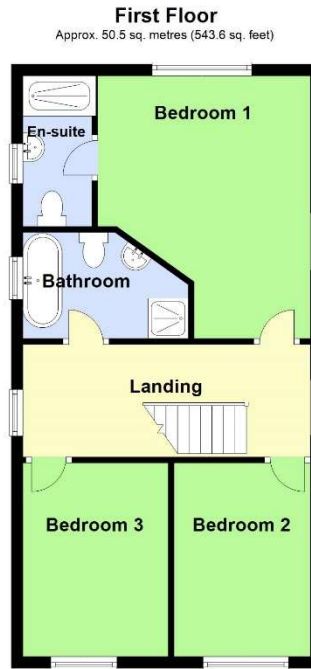
AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Total area: approx. 146.5 sq. metres (1577.3 sq. feet)



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