



125 Eastfield Road

Louth

M A S O N S
— Celebrating 175 Years —

125 Eastfield Road

Louth
LN11 7AS



Spacious period home
Stunning new rear extension
4 bedrooms
Fully glazed rear wall onto garden
Lounge and dining room
Good sized garden with garden room
Brand new kitchen with appliances

A beautifully presented, four-bedroom end terrace house positioned on a popular road in Louth. The house has undergone a superb transformation with the addition of a stunning rear extension, providing open plan kitchen and living area with glazed rear wall. The property has extensive family accommodation comprising entrance hall, lounge, dining room and a newly created kitchen living area to rear with WC off. To the first floor are four generous bedrooms and a family bathroom, while the rear garden is laid to lawn and benefits from a very smart, insulated garden room.

The property is believed to date back to around 1860 and has attractive brick-facing façade with a large bay window, with the property having all uPVC double-glazed windows and doors. Heating is provided by way of a gas-fired Veissmann boiler. The property has had a stunning rear extension added by the current vendors, which has just been completed, creating a superb open plan family kitchen living area with split folding doors onto the rear terrace. A few small finishing touches are still required and are being carried out by the vendor. In addition, the superb garden room is positioned at the bottom of the garden which offers a very versatile set up for home working, gym or treatment room, etc.

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Ground Floor

Front entrance porch with tiled floor leads through a part-glazed timber door into the spacious hallway, with attractive tiled floor, high-level archway and staircase leading to first floor with understairs storage cupboard, having original four-panel doors to principal rooms. At the front is a delightfully bright and airy lounge with large bay window, carpeted floor and a feature fireplace with timber surround having cast iron insert and open grate, making a lovely reception room.



Beyond this, is the spacious dining room (to be carpeted soon) with a coal-effect gas fire and attractive fireplace surround with freshly decorated walls and an opening into the newly created rear extension housing the beautiful kitchen living area with a brand new range of kitchen units finished in gloss grey with slimline work surfaces and bronzed handles, along with central island unit and a one-and-a-half bowl bronze sink. Matching central island housing the four-ring induction hob with a high-level electric oven to the opposite side, with scope to add further wall units if required. Three skylights along its length and spotlights to ceiling, with herringbone style, wood-effect floor and the room opening out into the sitting area, or dining if preferred. Sliding door into the cloaks/WC with WC and wash hand basin with further cupboard adjacent for storage and also housing the gas-fired boiler. At the end of the room are the New Wave sliding and pivoting patio doors.







First Floor

Spacious, split-level galleried landing with storage cupboards to side and four-panel doors to bedrooms and bathroom, the master of which is a very generous double in size at the front with twin windows. The second bedroom has a rear aspect and is also double in size with built-in drawers and cupboard.



The third bedroom is also to the rear and is a generous single in size with a window to the side, with the fourth bedroom also being a generous single bedroom with window to the front. The family bathroom is positioned rearmost and has a three-piece suite comprising bath with shower over (new bath panel to be fitted shortly), low-level WC and wash hand basin, with tiling to walls and carpeted floor. Frosted glass window and laundry cupboard to one side.





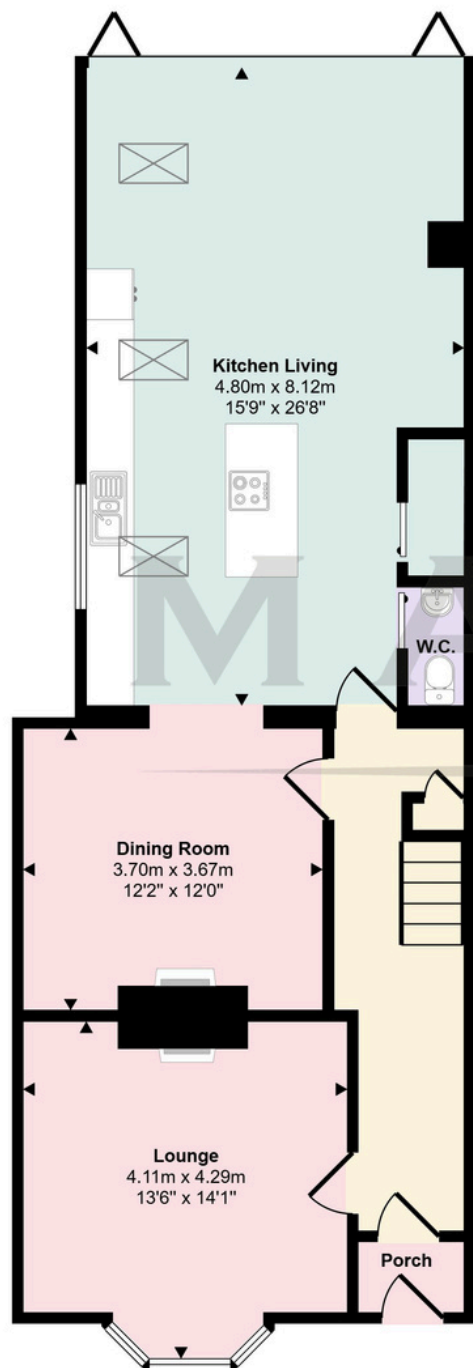
Outside

At the front is a wrought iron railing and gated access into the front garden which is set to paving and gravel and enjoys a sunny aspect. A shared passage to the side gives access to the rear garden, onto the rear terrace with gravel base and retaining wall, ideal for barbecues and relaxing, with steps down into the main garden which is laid to lawn with hedged and fenced boundaries, and runs down to the bottom of the garden where the superb insulated garden room is positioned, having lights and electrics provided, with double patio doors, timber cladding to front and wood-effect floor.

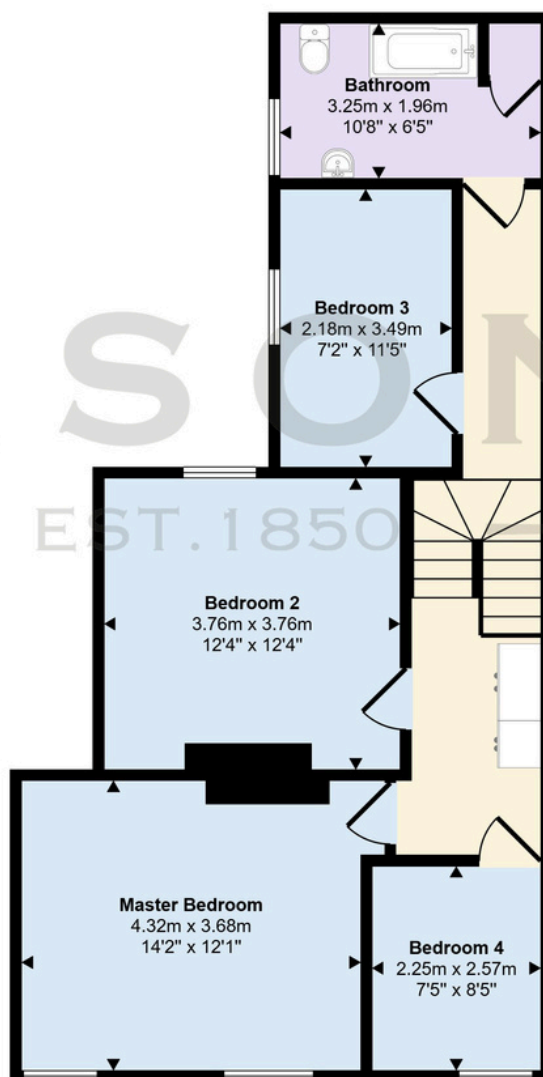




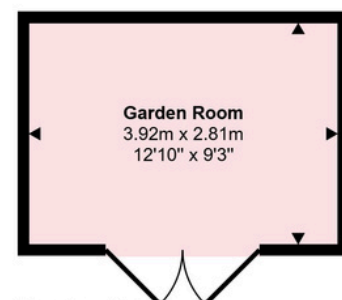
Approx Gross Internal Area
160 sq m / 1721 sq ft



Ground Floor
Approx 83 sq m / 896 sq ft



First Floor
Approx 66 sq m / 706 sq ft



Garden Room
Approx 11 sq m / 119 sq ft

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.

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///converged.straws.restored

Directions

Proceed out of the town centre of Louth along Eastgate, proceed over the two mini roundabouts and continue for some distance as the road then turns into Eastfield Road. Continue for a further distance, passing the fire station, and the property will soon be found on the left-hand side.

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.

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EST. 1850

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