



The Riverbank | Off Eastfield Road | Louth

Asking Price: £500,000



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When it comes to  
property it must be

  
lovelle

# CONTEMPORARY LIVING BY THE WATERS EDGE



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## SUMMARY

- Contemporary Detached House
- Entrance Hall & Cloakroom WC
- Living Room & Study
- Open Plan Kitchen, Dining & Family Room
- Utility Room
- Five Good Sized Bedrooms
- 2 x En Suites & Family Bathroom
- Landscaped Front & Rear Gardens
- Garage

## DESCRIPTION

We are very excited to bring you this stunning contemporary home which forms part of a new and exclusive development 'The Riverbank' just off Eastfield Road, Louth. This five bedroom executive home is built to a high specification by local builders Linia Developments. This beautiful home features expanses of glass and modern open plan living. the well planned spacious accommodation briefly comprises: entrance hall, lounge, study, open plan living

kitchen, utility room, cloakroom wc, landing, two bedrooms with en suite and three further bedrooms and family bathroom. Front garden with driveway leading to the integral garage.

## LOCATION

Located just off Eastfield Road, Louth is this exclusive development of executive houses, backing onto Louth Canal. The pretty canal walk is a popular walk, taking in all of the wildlife along the canal. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.

## DIRECTIONS

From our office proceed down Eastgate over the two mini roundabouts, continue along into Eastfield Road and the property is located on the left hand side, the property can be identified by our for sale board.



## PARTICULARS OF SALE

### Entrance Hall:

**12'3" x 10'11" (3.73m x 3.33m)**

Composite entrance door with glazed side panel. Staircase rising to the first floor accommodation. Choice of flooring.

### Cloakroom:

**6'3" x 3'5" (1.9m x 1.04m)**

Fitted with a contemporary two piece suite comprising enclosed cistern wc and vanity wash hand basin. Choice of flooring.

### Study:

**12'3" x 6'4" (3.73m x 1.93m)**

Full length window to the front.

### Living Room:

**19' x 17'6" (5.8m x 5.33m)**

Full length windows to the front. Chimney breast with provision for a log burner.

### Open Plan Kitchen, Dining & Family Room:

**26'1"3'3"ax x 18 (7.95m1max x 18)**

Fabulous open plan living space with partial glass roof and bi fold doors opening to the rear garden. Fitted with grey high gloss wall and base units with concrete effect worksurfaces and central island. Composite sink unit with mixer tap. Built in double electric oven induction hob and chimney style extractor over. Integrated dishwasher and fridge freezer. Choice of flooring.

### Utility Room:

**7'10" x 7'7" (2.4m x 2.3m)**

Door leading to the garden. Fitted with base and larder units. Spaces for domestic appliances. Choice of flooring.

### Landing:

Access to all bedrooms and bathroom.

### Master Bedroom :

**13'4" x 14' (4.06m x 4.27m)**

Full length window and radiator.

### En Suite to Master:

**7'2" x 6'3" (2.18m x 1.9m)**

Fitted with a contemporary three piece suite comprising shower cubicle, vanity wash hand basin with mirror above. Enclosed cistern wc . Attractive tiling to the splash areas and ceramic tiled floor.

### Bedroom Two :

**12'5" x 19'11" (3.78m x 6.07m)**

Window and radiator.

### En suite to Bedroom 2:

**7'2" x 6'3" (2.18m x 1.9m)**

Fitted with a contemporary three piece suite comprising shower cubicle, vanity wash hand basin with mirror above. Enclosed cistern wc . Attractive tiling to the splash areas and ceramic tiled floor.

### Bedroom Three:

**11' x 9'2" (3.35m x 2.8m)**

Window and radiator.

### Bedroom Four:

**15'7" x 8'5" (4.75m x 2.57m)**

Window and radiator.

### Bedroom Five:

**8'8" x 15'8" (2.64m x 4.78m)**

Window and radiator.

### Family Bathroom:

**12'1" x 6'4" (3.68m x 1.93m)**

Fitted with a contemporary four piece suite comprising shower cubicle with mains mixer shower, panelled abth, enclosed cistern wc and vanity wash hand basin with mirror above. Attractive tiling to the splash areas and ceramic tiled floor.

### Landscaped Front & Rear Gardens:

The front garden is enclosed via a dwarf brick wall with iron railings. The front garden will be block paved. Gated pedestrian access to the rear garden. The rear garden is enclosed by high level fencing to the perimeters and has gated access to the canal footpath. Laid to lawn with a large slate paved sun terrace. Outside lighting.

### Garage:

Integral large garage with power and light.

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## TENURE

The tenure of this property is Freehold.

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## SERVICES

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## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

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## VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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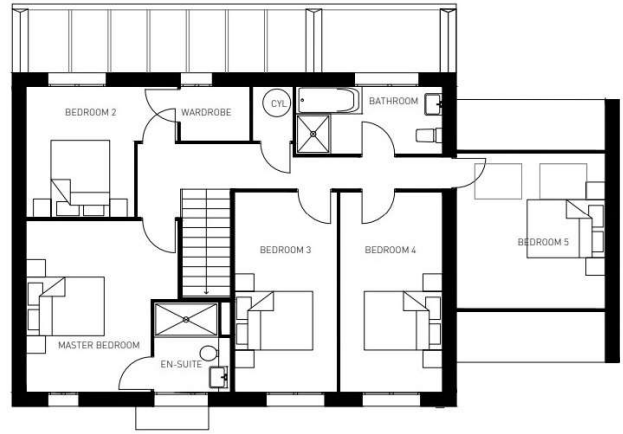
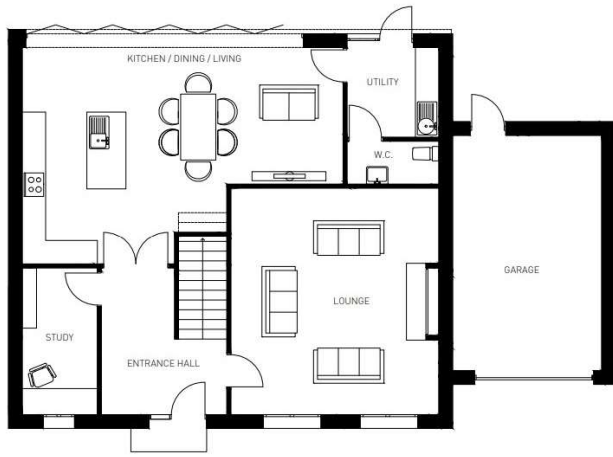
## AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



## Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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