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Eastgate, Louth



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When it comes to
property it must be


lovelle



£319,950

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Located in the market town centre of Louth is this immaculately presented four bedroom period townhouse. The spacious and well planned accommodation briefly comprises of a lounge, sitting room, dining room, kitchen, ground floor shower room, four bedrooms and a first floor bathroom as well as front and rear gardens. Internal viewing is a must to appreciate the accommodation on offer.

Key Features

- Town Centre Location
- Immaculately Presented Period Townhouse
- 4 Bedrooms
- Entrance Porch & Entrance Hall
- Lounge & Sitting Room
- Kitchen & Dining Room
- Utility Room
- GF Shower Room & F/F Bathroom
- Front & Rear Gardens
- EPC rating D
- Tenure: Freehold



Location

The market town of Louth is a two minute walk away, 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.

Entrance Porch

3'6" x 3'1" (1.1m x 0.9m)

Double hardwood doors opening into the covered entrance porch. Single hardwood door leading through to the entrance hall.

Entrance Hall

25'2" x 5'10" (7.7m x 1.8m)

Hardwood entrance door to the front elevation with matching glazed side panels. Coving to the ceiling with picture and dado rails. Spindle and balustrade staircase rising to the first floor accommodation with hand under stair storage cupboard. Wall mounted electric consumer unit. Radiator. Doors leading to the lounge, sitting room and dining room.

Lounge

15'8" x 16'1" (4.8m x 4.9m)

Angled bay window to the front elevation. Coving to the ceiling and picture rail. TV aerial point. The focal point of the lounge is the stunning feature period cast iron open grate fire with decorative tiled inset sat on a tiled hearth with a painted wooden fire surround. Radiators.

Sitting Room

13'0" x 14'4" (4m x 4.4m)

French style uPVC patio doors opening to the rear garden. Coving to the ceiling and picture rail. The focal point of the sitting room (similar to the lounge) is the feature period cast iron open grate fire with decorative tiled inset sat on a tiled hearth with a wooden fire surround. Radiators.

Dining Room

11'1" x 10'1" (3.4m x 3.1m)

UPVC double glazed window to the side elevation. Fitted double cupboard for storage. Telephone point. Open through to the kitchen.

Kitchen

11'1" x 10'1" (3.4m x 3.1m)

Dual aspect uPVC double glazed windows to the side and the rear elevation. The kitchen is fitted with a range of solid wood wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiling to splash areas. Plumbing for dishwasher. Gas and electric cooker points with chimney style extractor over. Radiator. Door leading to the Utility Room.

Utility Room

8'1" x 7'0" (2.5m x 2.1m)

UPVC double glazed window and matching entrance door to the side elevation. Fitted base units with worksurface incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiling to splash areas. Plumbing for washing machine and dryer. Built in triple storage cupboard.

Ground Floor Shower Room

7'0" x 7'0" (2.1m x 2.1m)

UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising of a double walk in shower cubicle with mains shower over, vanity sink unit with storage below and a close coupled dual flush WC. Mermaid boarding to walls. Extractor fan. Vertical wall mounted radiator.

Landing

23'1" x 5'1" (7m x 1.6m)

The spacious landing could double up as a study if required and benefits from a decorative stained glass skylight. Two loft hatches providing access to the loft space. Doors leading to all bedrooms and the bathroom.

Bedroom One

19'1" x 10'1" (5.8m x 3.1m)

Dual aspect uPVC double glazed windows to the side and rear elevations. Two double fitted wardrobes one of which currently houses the newly installed gas fired central heating boiler. Radiator.

Bedroom Two

14'5" x 14'0" (4.4m x 4.3m)

Double glazed sash window to the front elevation. Cast iron feature fire with tiled hearth. Radiator.

Bedroom Three

14'2" x 14'0" (4.3m x 4.3m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Feature cast iron fire. Radiator.

Bedroom Four

9'0" x 5'1" (2.7m x 1.6m)

Double glazed sash window to the front elevation. Telephone and TV aerial point. Coving to the ceiling. Radiator.

Bathroom

9'7" x 7'1" (2.9m x 2.2m)

UPVC double glazed window to the side elevation. Fitted with a four piece suite comprising of a panelled bath, large shower cubicle with mains shower over, pedestal wash hand basin with light and electric shaver point, close coupled WC. Tiling to dado height. Radiator.

Outside

The front garden is accessed via the wrought iron pedestrian gate to the front of the plot, the garden is predominately laid to lawn with a footpath. The boundaries are made up of mature shrubs and dwarf brick boundary walls.

The rear garden can be accessed via the timber pedestrian gate to the rear of the plot or through the property. The rear garden is predominately laid to lawn with a stunning array of flower borders. Timber garden shed with electric. External lighting and outside tap. Hardstanding patio area. Timber fencing and hedging make up the perimeters.

Tenure

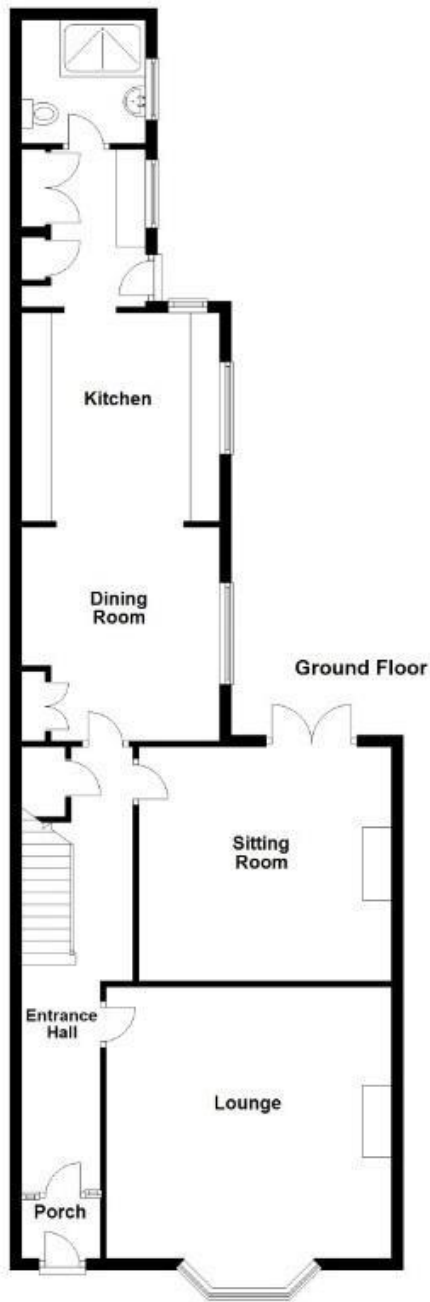
The tenure of this property is Freehold.

Services

All mains' services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

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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