



# CROFTS ESTATE AGENTS

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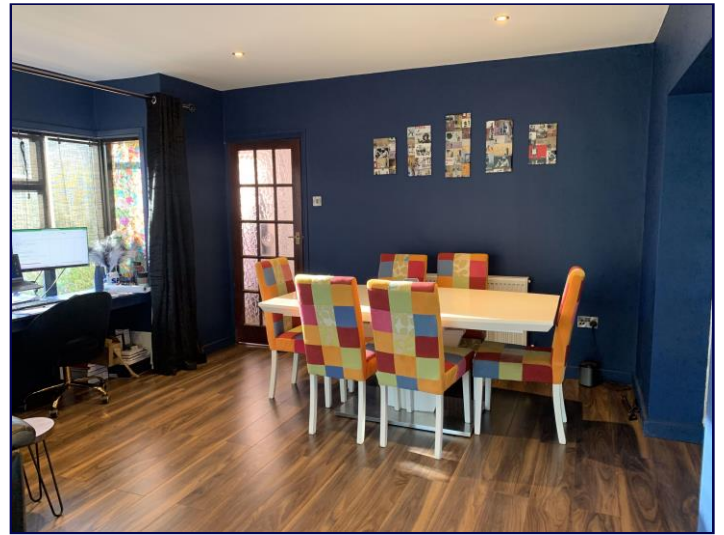
Eastfield Road  
Louth  
LN11 7AS

Offers in the Region Of  
£350,000

This period family detached property is spacious and versatile and boasts a SELF CONTAINED ANNEXE and has open views to the rear of Louth Canal and beyond. Within walking distance of the historic, well serviced market town centre and local schools, including King Edward Grammar. For sale due to the vendors pending relocation, the property still offers massive potential for further enhancement including creating a second driveway/further parking. Gas centrally heated and mostly double glazed. Entrance porch, spacious main living room which is split into a living, dining and study areas, conservatory, kitchen/diner with pantry and utility off. The main house has four bedrooms (one to the ground floor) and family bathroom. The annexe provides an open plan living space including a fully kitchen kitchen, separate bedroom and bathroom. The property stands in a wide and good sized plot which has a huge potential, being fenced and enjoying a sunny aspect. Viewing is a must.

## LOUTH BRANCH

3 Market Place, Louth LN11 9NR  
louth@croftsestateagents.co.uk



**Entrance Porch**

Having timber entrance door and glazed side panels. Radiator. Staircase to first floor. Coat hooks. Door to:

**Open plan Family Room**

18' 2" x 12' 1" (5.53m x 3.68m)

A spacious room to the front of the property, having a lounge area with access to the conservatory, dining table area and a study area within the bay window. Laminate flooring. Downlighters. Radiator.

**Conservatory**

10' 0" x 5' 6" (3.05m x 1.68m)

A small sun room which overlooks the side garden with fitted blinds.

**Kitchen/Diner**

21' 0" x 8' 0" narrowing to 5' 8" (6.41m x 2.44m, narrowing to 1.55m)

A large space which could be easily reconfigured to provide a dining table to one side and a well equipped kitchen to the other. A present the kitchen has a comprehensive range of wall and base units, a range cooker with matching chimney extractor over, one and half drainer sink unit, with mixer tap and plumbing for dishwasher and washing machine. A large walk in cupboard which would make an ideal pantry. Radiator. Windows to side and rear elevations.

**Utility room/Boot Room**

15' 1" x 6' 0" (4.59m x 1.83m)

A large utility with windows to the rear and door providing access to the rear garden.

**Inner Hall**

Accessed from kitchen and also provides access to the garage and annexe beyond. Radiator.

**Bedroom 1**

11' 1" x 11' 1" (3.39m x 3.38m)

Formerly the dining room, this large bedroom is to the front elevation with square bay window. Radiator. Fitted range of wardrobes and meter cupboard. Picture rail.

**Family Bathroom**

Comprising a low flush wc, wash hand basin and shower with rain fall shower head. Tiled walls. Window to the rear elevation. Towel radiator. A useful wall mounted medicine/store cabinet for each member of the family.

**Garage**

The garage is currently used for storage, having light and power. Roller shutter door. Door to the inner hall and the annexe.

**First Floor Landing**

A small landing.

**Bedroom 2**

12' 0" x 11' 0" (3.66m x 3.36m)

A good sized double with window to the front elevation. Radiator.

### Bedroom 3

12' 0" x 11' 0" (3.66m x 3.36m)

A good sized double with window to the front elevation and walk in dressing area. Radiator.

### Bedroom 4

9' 0" x 8' 0" (2.74m x 2.44m)

A smaller double or good sized single, this bedroom would make an ideal first floor bathroom or could be reconfigured to make an upstairs wash room/wc and a smaller bedroom/nursery. Window to the rear elevation. Radiator.

### The Annexe

A well planned annexe which can be accessed from the rear garden or via the garage, which connects into the main house. The annexe has been designed for independent living and is circa 310 sq ft (29sq m) and could make a great granny annexe or teenage den.

### Open Plan Living Room/Kitchen

With french doors leading out to the rear garden, lounge area, kitchen having a comprehensive range of modern grey units with contrasting worksurfaces and splashback tiling, incorporating a sink unit with mixer tap, fridge, electric oven, hob and extractor fan over. Plumbing for washer/dryer

### Bedroom

Arranged to fit a double bed, having downlighters, window to the side elevation. Central heating radiator.

### Bathroom

A lovely bathroom with a white three piece suite, having a panelled bath with shower over, low flush wc and wash basin standing on fitted in high gloss cabinets incorporating useful storage. Stylish copper finished mermaid boarding to splashback areas. Wall mounted medicine cabinet and courtesy mirror.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

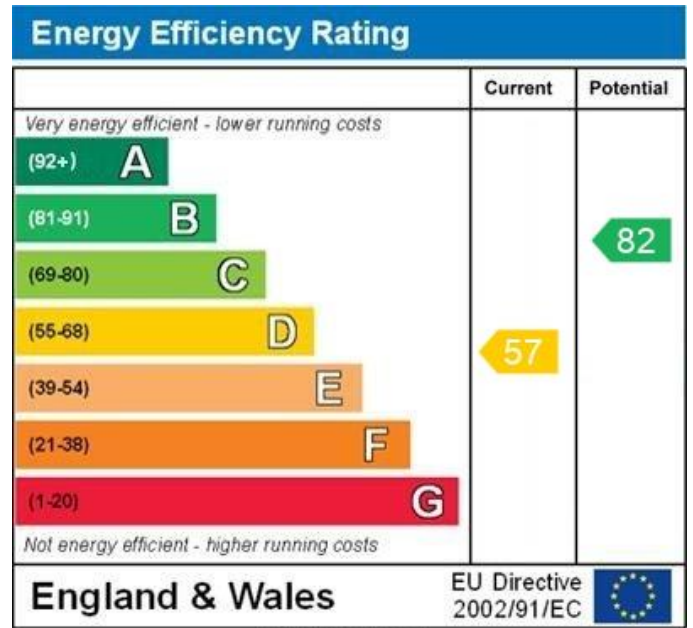
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

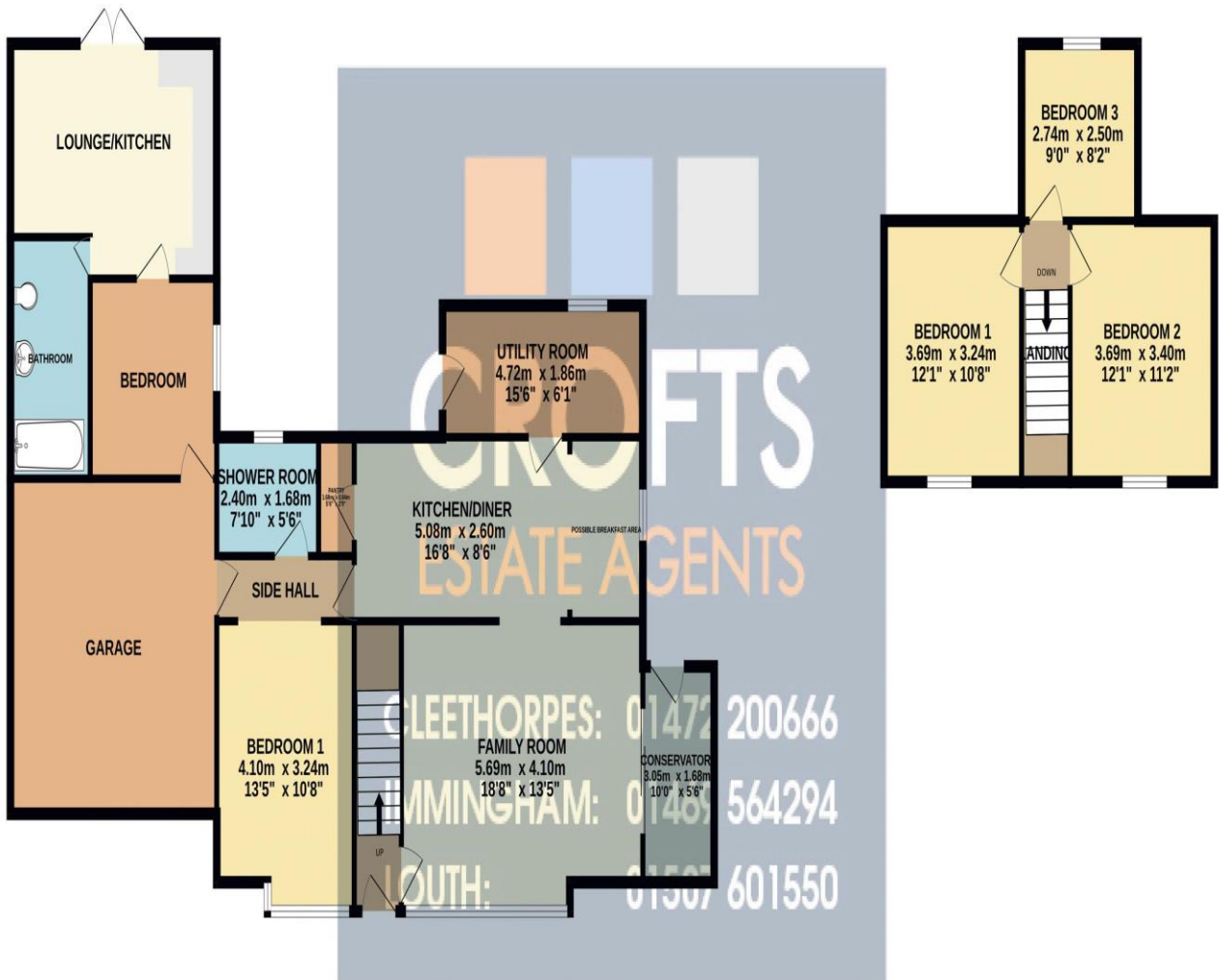


# THE ANNEXE



ELEVATIONS, GARDENS AND VIEW





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