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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Eastfield Road
Louth
LN11 7AR**

**Offers in the Region
Of £199,950**

This superb modern semi detached home lies within great proximity to Louth centre and its abundance of amenities. An ideal first time buy or family home, this spacious and well presented property needs to be viewed in order to be fully appreciated. Having the benefit of full uPVC double glazing and gas central heating, living accommodation is comprised of Porch, hallway, lounge, cloakroom, superb open plan modern fitted breakfast kitchen, three double bedrooms and modern white bathroom suite to the first floor. Outside, the property benefits from a driveway to the front for 2 cars and a low maintenance garden to the rear which is ideal for entertaining and al fresco dining.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

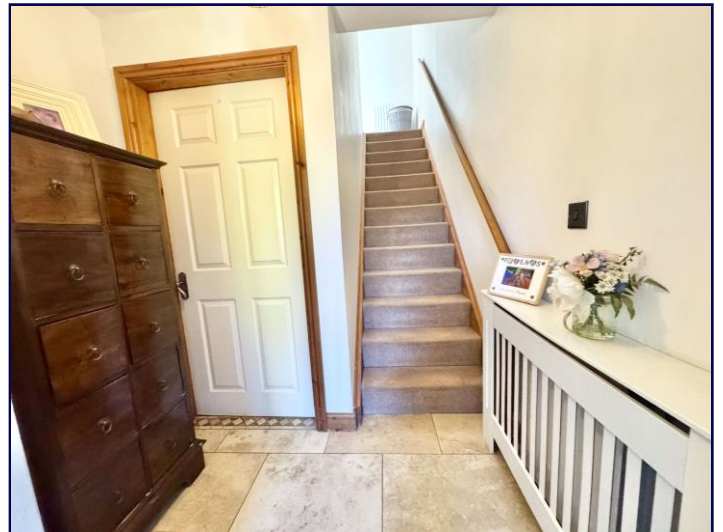
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Porch

4' 8" x 4' 9" (1.43m x 1.44m)
uPVC door to front, further door opens into hallway.

Hallway

3' 5" x 6' 10" (1.04m x 2.09m)
Door to side opening into Lounge. Stairs leading to first floor landing.

Lounge

15' 11" x 14' 0" (4.86m x 4.26m)
uPVC bay window to front, door to rear leading to stunning open plan fitted breakfast kitchen.

Fitted breakfast kitchen

11' 4" x 16' 11" (3.45m x 5.15m)
uPVC window to rear. uPVC 'French' style patio doors leading out to the rear garden. A stunning open plan modern kitchen, equipped with a large range of stylish wall and base units with one and a half bowl ceramic sink with drainer and mixer tap, integrated 'Bosch' electric oven, four ring 'Lamona' gas hob with extractor fan over, plumbing for washing machine, tumble dryer and dishwasher. Fitted worksurfaces for breakfast bar with space for seating underneath. TV point. Door to side leads to useful cloakroom suite

Cloakroom

6' 6" x 2' 7" (1.98m x 0.79m)
Close coupled w/c, wash basin, storage cupboard.

First Floor Landing

4' 5" x 10' 7" (1.34m x 3.22m)
Landing area providing access into bedrooms and bathroom.

Bedroom 1

uPVC window to front, built in fitted wardrobes.

Bedroom 2

8' 9" x 8' 10" (2.67m x 2.69m)
uPVC window to rear, T.V point.

Bedroom 3

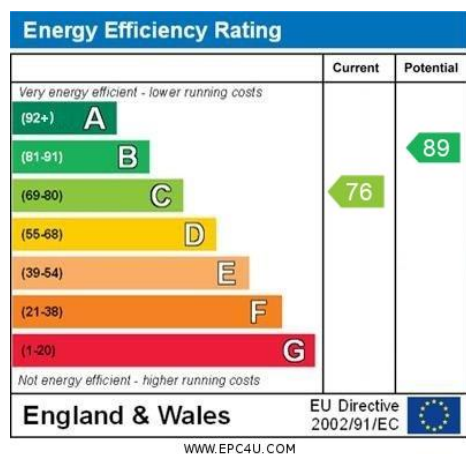
13' 5" x 7' 0" (4.10m x 2.13m)
uPVC window to rear, built in fitted wardrobes.

Bathroom

11' 8" x 4' 2" (3.56m x 1.27m)
uPVC window to front, built in storage cupboard, P shape panelled bath with shower over, close coupled w/c, pedestal wash basin and tiled floors.

Outside

The property benefits from a driveway to the front, providing off road parking for 2 cars. The rear garden is private and low maintenance with patio area and wood storage shed, enclosed by wood panel fencing



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.

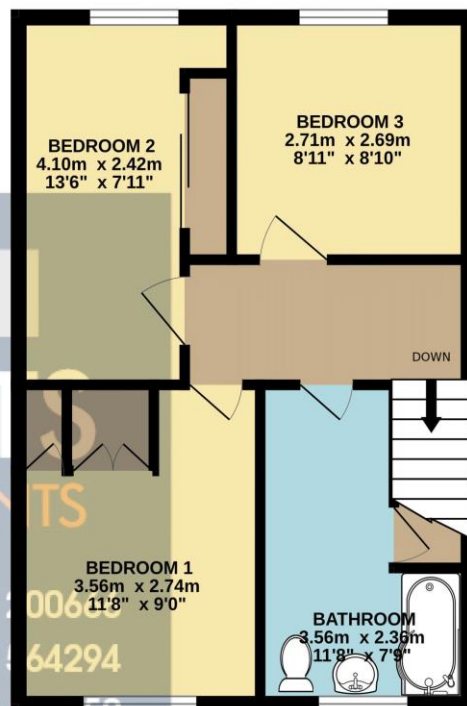
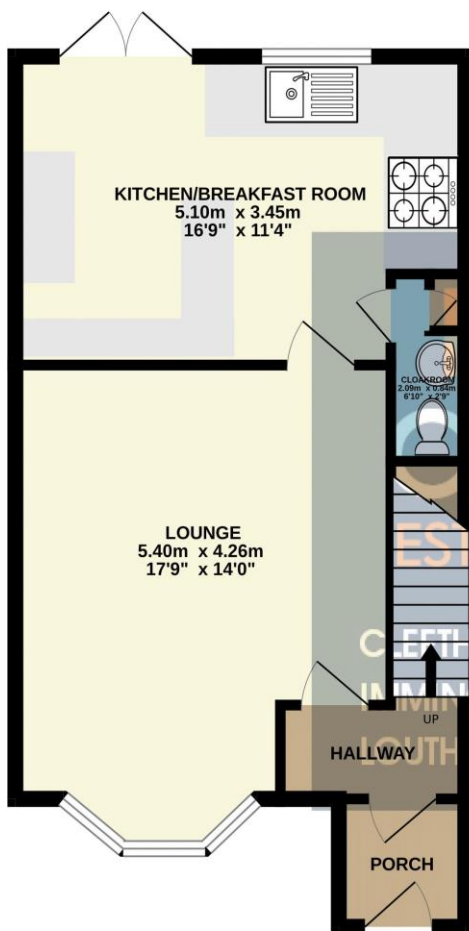
Council Tax Information

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



GROUND FLOOR
45.2 sq.m. (487 sq.ft.) approx.

1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 84.4 sq.m. (908 sq.ft.) approx.

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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