



# CROFTS ESTATE AGENTS

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



**Eastfield Road**

**Louth  
LN11 7AP**

**£120,000**

Tucked away in this private position off the main road, close to Louth town centre is this spacious and very low maintenance mid terrace home. Offered for sale with NO FORWARD CHAIN on the vendors side, the property boasts well presented living accommodation throughout, which is briefly comprised of Entrance hall, Lounge, Inner hallway with rear door to small courtyard garden, modern fitted kitchen, ground floor bathroom suite, first floor landing area with built in storage cupboard and two double bedrooms. Full uPVC double glazing and gas central heating. There is space to park in front of the property as well as ample street parking available off the main road. The rear garden is a low maintenance and private courtyard, with outbuilding providing storage area.

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#### Entrance Hall

uPVC door opens into hall, stairs to first floor landing. Door to side opens into lounge

#### Lounge

10' 9" x 16' 0" (3.278m x 4.881m)

uPVC window to front, radiator, gas fire. Door to rear opens into rear hall

#### Inner hallway

Door to each side leading to bathroom. Open entrance to side leading to kitchen. uPVC door to rear opens into rear courtyard

#### Kitchen

6' 6" x 9' 3" (1.990m x 2.817m)

uPVC window to rear, range of fitted units incorporating stainless steel sink unit with draining board and mixer tap, integral oven, hob and extractor, plumbing for washing machine and dishwasher. Tiled flooring

#### First Floor Landing

6' 7" x 6' 0" (1.997m x 1.827m)

uPVC window to rear, built in storage cupboard.

#### Bedroom 1

10' 9" x 16' 4" (3.265m x 4.972m)

uPVC window to front, radiator. Storage cupboard over stairs

#### Bedroom 2

6' 6" x 12' 7" (1.980m x 3.828m)

uPVC window to rear, radiator

#### Outside

The front is accessed by a private road just off Eastfield Road, no 77 is the first of a row of terraces. The rear garden is a concrete courtyard which is not overlooked and has access to a brick storage outbuilding.

**Tenure**

The property is Freehold. 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, all viewings are strictly by appointment only please.

**Council Tax Information**

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

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
33.6 sq.m. (361 sq.ft.) approx.

1ST FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 67.8 sq.m. (730 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		