



# CHOICE PROPERTIES

*Estate Agents*

4 Eastfield Court Eastfield Road,  
Louth, LN11 7AJ

Reduced To £184,500



Featuring 2 Bedrooms Choice Properties are delighted to present to you this most spacious semi detached house. Situated in the popular and attractive market town of Louth this super home is ideally located for the the shops, schools and local facilities. Viewing is Highly Recommended.

The property has the benefit of gas central heating and UPVC double glazed windows & doors. Internally the spacious well presented accommodation consists of:

**Front entrance door to:**

**Entrance Hall**

4'3" x 3'7"

Door to:

**Lounge**

12'7" x 13'3"

Radiator. Centre lighting. Staircase to the first floor landing. Opening leading through to:

**Lobby**

Understairs storage cupboard.

**Kitchen/Diner**

12'9" x 13'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Electric cooker point. Part tiled walls. Electric consumer unit. Radiator. Gas combination boiler which supplies the central heating and hot water. Door leading out to the rear garden.

**Landing**

6'7" x 5'3"

Radiator. Smoke alarm. Access to loft area.

**Bedroom 1**

12'7" x 13'3"

Radiator. Storage cupboard.

**Bedroom 2**

12'8" x 7'8"

Radiator.

**Bathroom**

9'2" x 5'3"

With three piece white bathroom suite which consists of a panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c. Fully tiled walls. Tiled floor. Spot lighting. Chrome heated towel rail. Extractor fan.

**Driveway**

Concreted driveway to the side of the property and parking to the front.

**Gardens**

Small front garden area. Gated side access to the walled rear garden which is laid to lawn with a patio area and timber shed.

**Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A. Amount payable for 2022 is £1,278.40

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

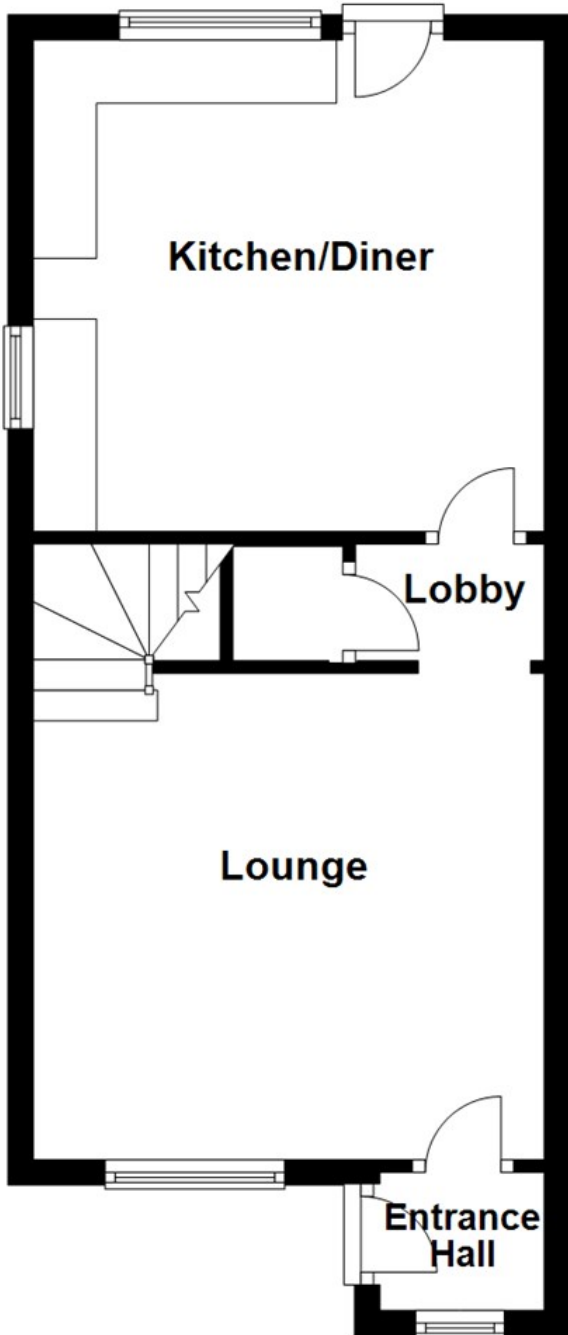
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

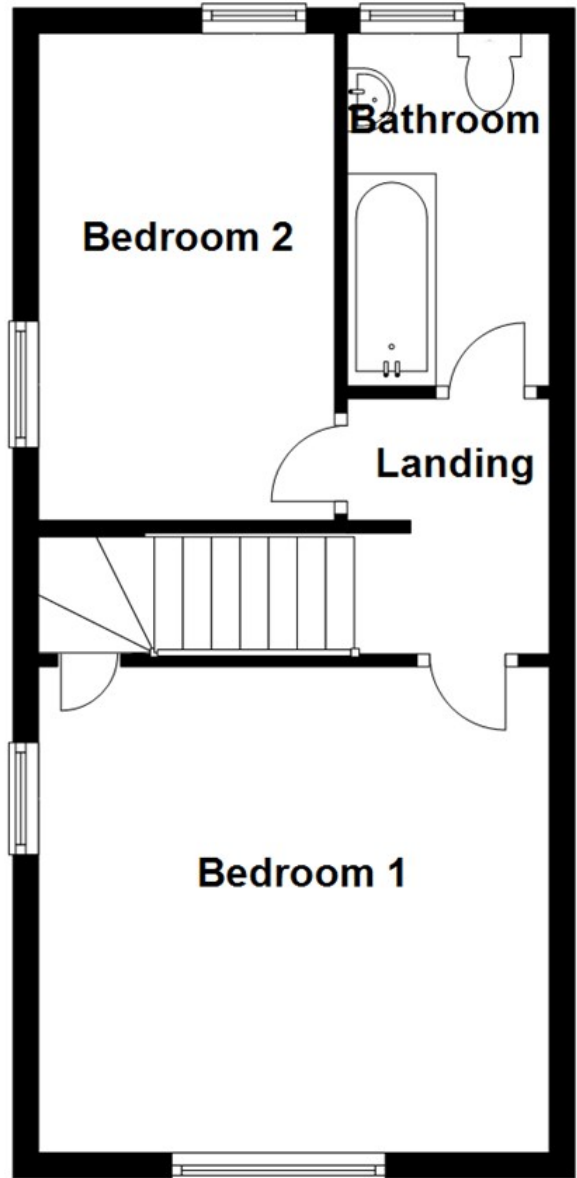




### Ground Floor



### First Floor



# Directions

From our office head east through the town centre and at the mini roundabouts continue straight on onto Eastfield Road. Eastfield court can be found on your left hand side shortly after the junction with St. Bernards Avenue.

