



## **66 Eastfield Road, Louth, LN11 7AR**

### **Asking Price £230,000**

Welcome to this charming semi-detached home located on the popular Eastfield Road in Louth. This delightful family home offers a perfect blend of comfort and convenience, situated close to schools and local shops, yet tucked away from the road for peace and privacy.

As you step into the welcoming entrance hallway, you'll be greeted by three reception rooms - a spacious lounge, a kitchen, a dining room, and a snug, providing ample space for relaxation and entertainment. Upstairs, you'll find three cosy bedrooms and a modern family bathroom, perfect for unwinding after a long day.

Externally, you will find a large driveway and a garage, providing ample of parking. The property also boasts pleasant private gardens to the front and rear, ideal for enjoying a cup of tea on a sunny day or hosting a barbecue with friends and family.

Plus, with a new boiler installed in February 2023, this property is not to be missed!

### Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

### School Catchment Area

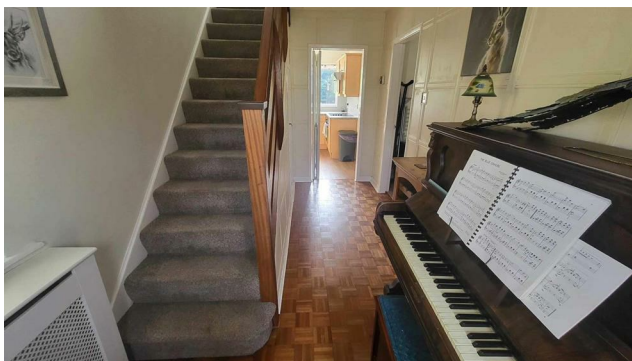
This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### Accommodation

Via driveway leading to covered porch to uPVC double glazed front entrance door with double glazed side panels.

### Hallway 13'9" x 7'3" (4.18 x 2.20)



With wooden parquet flooring, stairs to first floor accommodation, built-in under stairs storage cupboard, telephone point, wall mounted central heating thermostat controller, doors to lounge and kitchen.

### Lounge 19'3" x 12'1" (5.87 x 3.68)



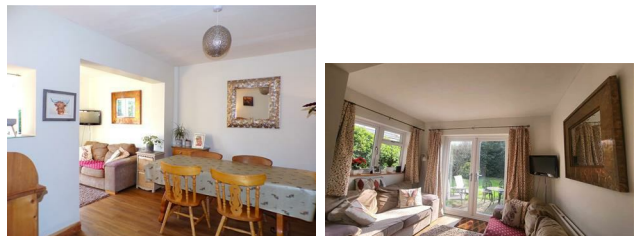
With uPVC double glazed bay window to front elevation, coving to ceiling, TV point, inset feature fireplace with wooden surround and mantle and tiled hearth housing electric fire.

### Kitchen 7'9" x 9'11" (2.37 x 3.02)



With uPVC double glazed window to rear elevation, uPVC double glazed entrance door to side elevation, range of base and wall units with complimentary work surfaces over, stainless steel one and half bowl sink with drainer and chrome mixer tap over, integrated electric oven with electric hob and extractor hood with light and fan over, space and plumbing for dishwasher, part tiling to walls, spotlights to ceiling.

### Dining Room & Snug 17'11" x 12'1" (5.45 x 3.68)



With uPVC double glazed window to side elevation, uPVC double glazed French doors onto rear garden, TV point,

### First Floor Landing 9'9" x 6'9" (2.97 x 2.06)

With uPVC double glazed window to side elevation, loft access hatch, built-in airing storage cupboard with shelving, doors to bedrooms and bathroom.

**Bedroom One 12'9" max x 12'1" (3.88 max x 3.68)**



With uPVC double glazed window to front elevation, radiator, TV point.

**Bedroom Two 12'3" x 10'4" (3.73 x 3.16)**



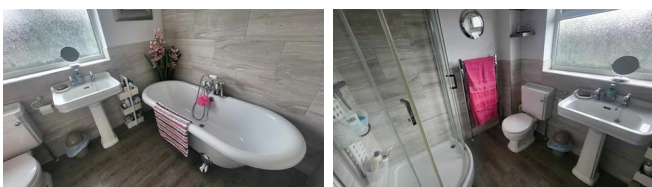
With uPVC double glazed window to rear elevation, TV point, radiator.

**Bedroom Three 8'3" x 7'10" (2.52 x 2.39)**



With uPVC double glazed window to front elevation, built-in storage area, radiator.

**Bathroom 9'0" x 6'8" (2.74 x 2.02)**



With uPVC double glazed obscured window to rear

elevation, roll top clawed feet bath tub with chrome mixer and hand held shower attachment, pedestal wash hand basin, close coupled WC, corner shower unit with glass screen, vinyl flooring, spotlights to ceiling, chrome ladder radiator, extractor fan, part tiling to walls.

**Garage**

Large single detached garage with up and over door, power and lighting, space and plumbing for washing machine, tumble dryer and fridge freezer.

**Gardens**



The property is set back from the road with a large driveway with parking for several cars and a mature front garden mostly laid to lawn with mature borders with several shrubs and tree.

The rear garden is private and enclosed, mostly laid to lawn with mature trees and shrubs and a paved patio seating area. There is a car port to the side of the house in front of the garage with poly carbonate roof.

**Services**

Mains water, gas, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

**Tenure**

The property is believed to be freehold and we await solicitors confirmation.

**Total Floor Area**

99m<sup>2</sup> / 1,066ft<sup>2</sup>

**Council Tax Band**

East Lindsey Council Tax Band B

**Brochure Prepared**

October 2022

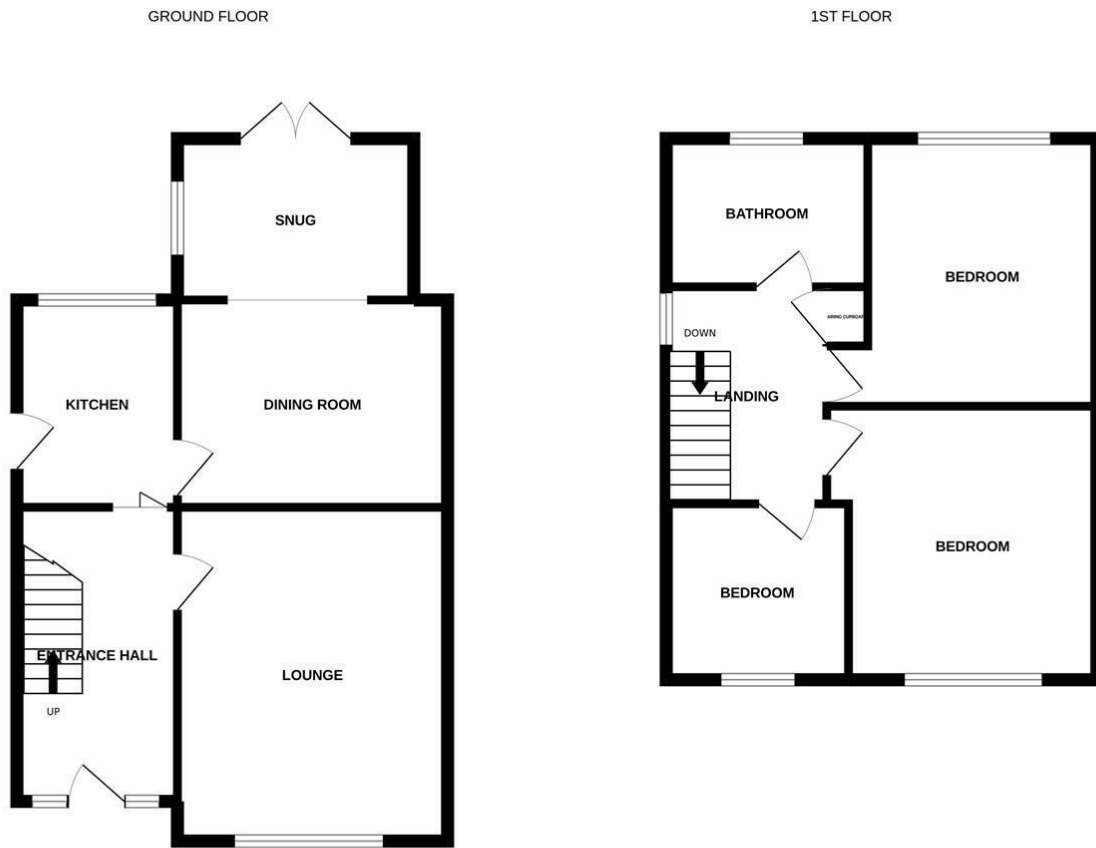
**Viewings**

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

**Opening Hours**

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

# Floor Plan

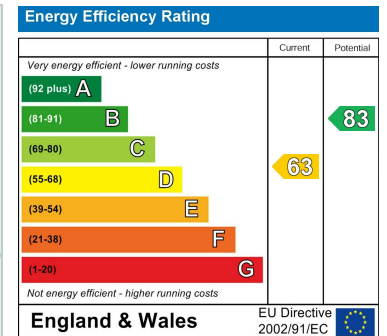


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 62022

## Area Map



## Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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