



**EASTFIELD ROAD, LOUTH, LN11**  
**ASKING PRICE £600,000**







**\*NO ONWARD CHAIN\***

68 Eastfield Road is a real hidden gem dating back to the 1850s and located a short walk to the beautiful market town of Louth, within the Lincolnshire Wolds. This unique and stylish property is set back from the road and in large mature and well stocked gardens of approximately 2/3 acres. With the added luxury of a two storey brick built double detached garage and further potential to develop an orchard to a building plot subject to the relevant consents further add to its appeal.

The main house briefly comprises of entrance hallway, large living room with cast iron multi fuel burner, breakfast kitchen with dining room adjacent, utility room, cloakroom, further reception room, large hobby room currently used as a library, but ripe for conversion to a home office and conservatory onto the plentiful gardens. To the first floor there are five good sized bedrooms, one with en-suite, a family bathroom and a large landing space. A complete new heating system was installed in 2019. Solar panels have been installed and a Feed in Tariff is in place for another 12 years.

A unique and charming home which the likes of rarely comes to the market and must be viewed to appreciate what is to offer.



**Kitchen**



**Reception Room 1**

## **LOCATION**

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer and there is also easy access to the Coast. 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. Excellent local schools include King Edward's VI Grammar School. 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.

## **ACCOMMODATION**

The property is approached at the rear via a large block paved driveway with parking for several vehicles and leading to the double detached garage. There is a rear open porch way leading to the timber entrance door. To the front there is a gate and pathway though the front gardens leading to the feature brick arched porch way with quarry tiles to the timber front door with stained glass panels.

## **ENTRANCE HALLWAY**

With smoke alarm, return staircase to the first floor, doors into both reception rooms, under stairs storage cupboard, telephone point and radiator.

## **LIVING ROOM**

19'3" x 18'6"

With refurbished bay timber window with secondary glazing, timber framed double glazed window to front elevation, timber framed double glazed windows to the side and rear elevation, three radiators, cast iron log burner set in brick fireplace with original tiled hearth and wooden mantle over. Wooden doors, solid wooden flooring, coving to ceiling, built in storage cupboard housing electric consumer unit and shelving above, wall lights.

## **DINING ROOM**

10'9" x 10'2"

With radiator, wooden back door leading to rear porch way, partly quarry tiled flooring, partly wooden flooring, door to breakfast kitchen, timber framed window to rear elevation.

## **BREAKFAST KITCHEN**

14'4" x 12'0"

With range of country style base and wall units with solid wooden worktops over, tiled flooring, double glazed timber sliding sash window to rear elevation, integral dishwasher, space for larder fridge freezer, double ceramic Belfast sink with chrome mixer tap over, tiled splash backs. Rangemaster double gas oven with five gas hobs, separate grill and electric hotplate with extractor fan over, Rayburn double oven with two hot plates, built-in larder cupboard, vertical radiator, internal window into conservatory.

## **RECEPTION ROOM TWO**

12'4" x 12'2"

With coal effect gas fire, french doors to conservatory, T.V aerial point, radiator, bay window to front.

## **OPEN PORCHWAY**

With quarry tiled flooring, wooden exterior door onto driveway.

## **UTILITY ROOM**

12'9" x 12'0"

With base and wall units with wooden worktops over, timber framed window to rear elevation, space and plumbing for washing machine and tumble dryer, ceramic sink, wall mounted Ideal gas boiler, Sheila Maid hanger, timber internal window into conservatory, ceiling beams and smoke alarm.

## **REAR LOBBY/CLOAKROOM**

With coat hooks and ceiling beams, vinyl flooring, door to conservatory, door to w.c, door to library/office

## **DOWNSTAIRS WC**

Low flush w.c, tiled flooring, wood panelling, timber window to rear elevation, wall mounted corner ceramic wash hand basin.

## **LIBRARY/HOBBY ROOM**

22'11" x 12'0"

With two radiators, partly vaulted ceiling with inset spotlights, timber framed windows to the side elevation. beams to ceiling, timber framed windows to rear elevation, internal window to conservatory, double French doors onto paved patio seating area, built-in book shelves, round stained glass feature window to side elevation. This would also make an ideal office for working from home.

## **CONSERVATORY**

22'8" x 18'0"

With tiled floor, double French doors to side elevation, with internal brick raised fish pond with water fountain feature, brick raised plant bed, cast iron multi-fuel burner, with windows with stained glass feature to the side elevation.

## **LANDING**

Large open landing space with seating area, timber double glazed window to front elevation, radiator, doors to bedrooms.



### **BEDROOM ONE**

15'8" x 11'10"

With two steps up, two timber framed double glazed windows to front elevation, radiator, one window to rear and one to side elevation, decorative ceiling beams, large built-in storage cupboard, loft access hatch. Smoke alarm.

### **BEDROOM TWO**

16'2" x 9'6"

With timber framed double glazed window to front elevation, two built-in double storage cupboards, radiator, loft access hatch.

### **EN-SUITE**

With shower cubicle with mains power shower, close coupled W.C., extractor fan, pedestal wash hand basin, radiator, wall light, partly tiled walls.

### **BEDROOM THREE**

12'2" x 12'2"

With dado rail, timber framed double glazed window to side elevation, built-in wardrobes, radiator.

### **FURTHER LANDING**

With loft access hatch, built-in airing cupboard with radiator and shelving, built-in corner cupboard, timber framed window to front elevation.

### **BEDROOM FOUR**

12'2" x 9'1"

With timber framed window to rear elevation, radiator, smoke alarm, dado rail.

### **FAMILY BATHROOM**

With mostly tiled walls, stand alone corner shower unit with electric Triton shower, inset corner spa bath, close coupled W.C., pedestal wash hand basin, wall mounted electric heater, timber framed window to rear with stained panel.

### **BEDROOM FIVE**

10'9" x 10'0"

Radiator, timber framed double glazed window to rear elevation, exposed beams, loft access hatch, huge built in storage cupboard.

### **DOUBLE GARAGE**

23'7" x 18'8"

With power, two up and over doors, timber windows to side elevation, two timber framed windows to front elevation, shelving to walls, timber window to rear, door to W.C. with close couple W.C., pedestal wash hand basin.

### **GAMES ROOM**

23'7" x 18'8"

With stairs from first floor garage space up to large recreation room with four Velux skylights, and five further timber framed windows to side and front elevations, power, lighting, water, inset spotlights, loft access hatch. This could also be used as a home office.

### **GARDENS**

Largely south facing with mature gardens to the front and side of the house, mostly laid to lawn with several inset flower beds with mature plants and shrubs, large ornamental garden pond, raised vegetable beds, small garden potting shed, attached potting shed, wooden summerhouse. Timber pagoda over paved seating area, 8'x 6' greenhouse. Large orchard area with plum, apple, damson, pear, raspberries, blackcurrants, red currants, white currants plus fruit cages for red and white currants. The orchard has potential for a building plot and has agreed access permission directly onto the adjacent road Eastfield Rise.

We understand there is a right of access over Eastfield Rise

There is a stone pathway to the front gate. The gardens are laid to lawn with mature borders with shrubs and plants, dwarf brick wall and wrought iron fencing. The lawns are edged by hedging to the boundaries and a paved patio seating area with wooden pergola archway leads to a wooden pagoda.

The property benefits from easy access to the canal and public walkways.

### **Services**

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

### **Tenure**

We believe this property to be freehold and are awaiting solicitors confirmation.

### **Council Tax Band**

East Lindsey Council Tax Band D

### **Brochure Prepared**

May 2023

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm





**Utility Room**



**Family Bathroom**



**Reception Room 2**



**Bedroom 1**



**Entrance Hallway**



**Conservatory**







**Study/Craft Room**



**Kitchen**



**Bedroom 2**



**Bedroom 4**



**Reception Room 2**



**Bedroom 5**







**Dining Room**



**First Floor Landing**



**Conservatory**



**Bedroom 3**



**Bedroom 1**



**Reception Room 1**





# Eastfield Road, Louth, LN11

Approximate Area = 3855 sq ft / 358.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 961363

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
			75		85



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