



**80 Eastfield Road, Louth, LN11 7AR**  
**Asking Price £289,995**

**\*\*\*READY TO MOVE IN\*\*\***

It is a pleasure for TES Property to offer for sale this delightful bungalow that has recently been fully renovated by the current owners.

Internally the property benefits from a spacious entrance hallway, a modern kitchen, dining room, living room, two double bedrooms and a modern bathroom.

Externally the property stands proud on a raised concreted driveway which provides ample parking spaces and gives gated access through to the rear garden which is mostly laid to lawn with a patio area and wooden shed.

Viewing is highly advised!



### 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.

### Entrance Hallway



Enter the property via a uPVC front door into a welcoming hallway where there is a radiator, an airing cupboard which is fitted with shelving and houses the hot water cylinder and shower pump, access to the partly boarded loft and coving to the ceiling.

### Kitchen 13'1" x 9'1" (4.010m x 2.788m )



Modern kitchen fitted with a range of wall, base and drawer units with a complimentary wood effect work surface over, one bowl stainless steel sink unit with drainer and mixer tap, integrated oven

with four ring gas hob and stainless steel extractor hood above, space and plumbing for a washing machine, tiled splashbacks, cupboard housing the wall mounted 'Worcester' gas boiler, uPVC door leading out to side walk way, frosted uPVC double glazed window to the side and an archway leading into the dining room.

### Dining Room 10'10" x 9'1" (3.318m x 2.788m )



With uPVC double glazed window to the front, coving to the ceiling and a radiator.

### Reception Room 12'3" x 10'10" (3.744m x 3.323m )



Bright and airy living area with uPVC double glazed window to the front, coving to the ceiling and a radiator.



**Bedroom 1 11'10" x 9'9" (3.615m x 2.986m )**



Spacious master bedroom with fitted wardrobes to one wall, uPVC double glazed window to the rear, coving to the ceiling and a radiator.

**Bedroom 2 9'11" x 11'10" (3.026m x 3.619m )**



Double bedroom with uPVC sliding patio doors leading out to the rear garden, coving to the ceiling and a radiator.

**Bathroom 7'10" x 7'9" (max) (2.407m x 2.3782m (max))**



Fitted with a modern white three piece suite consisting of a W.C., wash hand basin with mixer tap and set within in a vanity unit and a panelled bath with waterfall shower head over and glass shower

screen. The walls are partly tiled and there is a frosted uPVC double glazed window to the side, coving to the ceiling and a chrome heated towel rail.

**Driveway**

The property is fronted with a spacious concreted driveway which provides off road parking for a number of vehicles, the driveway leads down to a car port where there is a gateway leading into the rear garden.

**Garden**



The rear garden is mostly laid to lawn and features a range of mature shrubs and bushes to the boundary. There is a block paved private patio area that provides the perfect place for alfresco dining and entertaining in the summer months. There are a set of raised steps leading up to a pathway which continues down to the rear of the garden where there is a concreted area with a wooden shed. There is also access to the front of the property via gated access from both sides of the garden.

**Services**

Mains water, gas, drainage and electricity 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.

**Council Tax Band**

East Lindsey Council Tax Band: C

**Viewings**

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

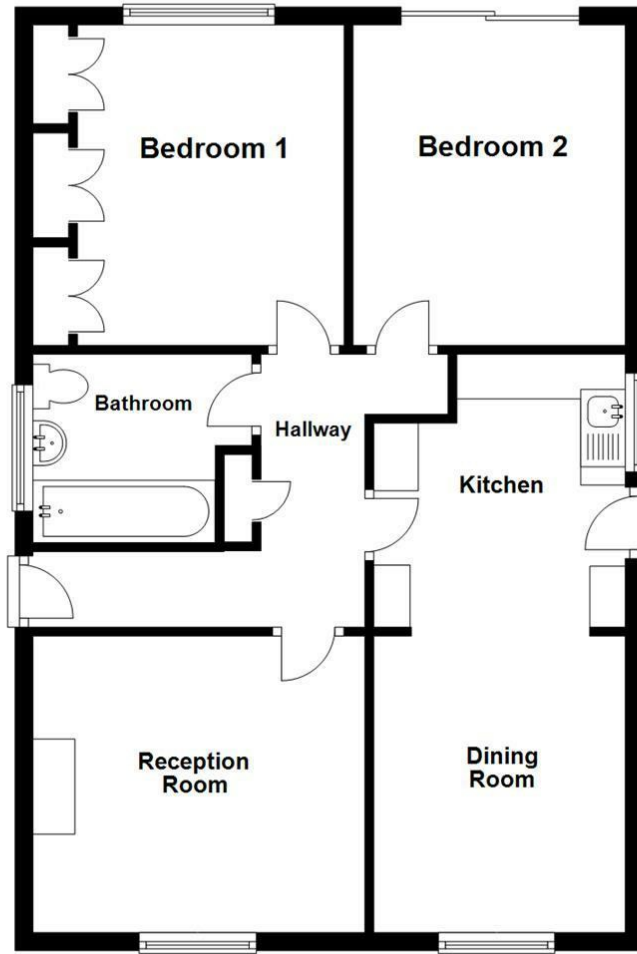
**Opening Hours**

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

Saturday 9:00am to 1:00pm

# Floor Plan

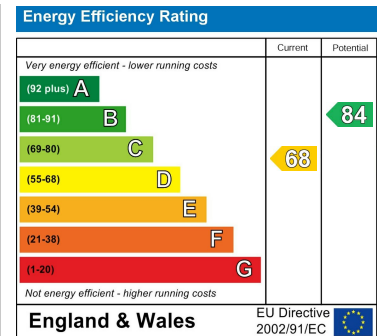
## Ground Floor



# 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.