



EASTFIELD ROAD, LOUTH, LN11
GUIDE PRICE £239,995



It is a pleasure for TES Property to offer for sale this attractive move in ready semi detached house located in the market town of Louth. Internally the property benefits from a stunning kitchen, dining room and living room, two double bedrooms and a modern three piece suite bathroom. The property benefits from well maintained gardens, an outbuilding and the added benefit of off road parking and a detached single garage.

Also has the added bonus of planning permission for a single storey extension.

Internal viewing is advised to truly appreciate all this lovely property has to offer.



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 Hall

Welcoming hall with tiled flooring, a radiator, coving to the ceiling, staircase to the first floor landing and access to the living room and dining room.

Living Room

11'10" x 10'10" + bay window

The focal point of this room is the feature fireplace with wooden mantle, along with the fitted window seat in bay window with wooden window to the front. There are built in storage cupboards and fitted shelving, T.V aerial point, coving to the ceiling, fitted corner unit and a radiator.

Dining Room

10'11" x 12'11" (max)

Continuation of wooden flooring, two uPVC double glazed windows to the side, feature fireplace with wooden mantle, a useful understair storage cupboard, coving to the ceiling, a radiator and step down into the kitchen with opening to the side.

Kitchen

12'4" x 11'9"

Attractive kitchen fitted with a range of painted wall, base and drawer units with oak worksurface over and matching splashbacks. There is a space for an oven and dishwasher, one bowl inset sink unit with mixer tap. space for fridge freezer, tiled flooring, radiator, coving to the ceiling, uPVC double glazed window to the side and rear and door leading out to the rear garden.

Landing

Split level landing with access to the bathroom with further steps leading up to top landing space with access to both bedrooms. There is also access to the boarded loft via hatch and loft ladder.

Bathroom

6'2" (max) x 12'3"

Fitted with a modern three piece suite consisting of a wash hand basin with mixer tap, double shower cubicle with rainfall shower head and glass shower screen and a W.C. Tiled flooring, panelling to the walls, built in airing cupboard which houses the hot water cylinder and is fitted with shelving, coving to the ceiling, wall lighting, uPVC double glazed window to the side and a radiator.

Bedroom 1

10'11" x 16'2"

Spacious double bedroom with feature fireplace, two uPVC double glazed windows to the front, coving to the ceiling and a radiator.

Bedroom 2

10'5" (max) x 10'10"

Double bedroom with wooden flooring, uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Garage

9'7" x 18'0"

Single garage with up and over door, power, lighting, wooden window to the rear, a door to the side and consumer unit.

Outbuilding

Useful outbuilding which is split into two sections measuring. The first measures 1.05m x 1.69m and has plumbing for a washing machine, power and lighting. The second measures 0.93m x 1.75m and has a fitted W.C and lighting.

Summer House

9'1" x 13'11"

Beautiful summer house overlooking the rear garden and provides the perfect work from home space or a peaceful place to relax. There is power and lighting.

Rear Garden

To the rear of the property there is seating area to the side on a block paved patio and access to the outbuilding and garage and a secure gateway to the front. Steps lead down to a lawned area with mature shrubs and bushes to either side adding privacy throughout. The garden features a pond, planters and vegetable garden with wooden fencing to the boundary. There is external lighting and an outside tap. The rear garden is also south west facing.

Front of the Property

The property is fronted with a driveway and a low maintenance front garden which features slate chippings and a dwarf brick wall to the front with iron railings. A wooden fence currently separates the driveway to the rear garden and garage, however this can easily be removed if necessary., providing direct access to the detached garage and potential further driveway space.

Planning Permission

The vendors have planning permission in place for a single storey extension. Further details can be found using the reference N/105/00119/24 on the East Lindsey District Council Planning Portal.

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 B.

Brochure Prepared

June 2024.

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







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



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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