

Eastfield Road, Louth, LN11 7AR

Semi - Detached Property | Tastefully Decorated | Lounge & Dining Room | Breakfast Kitchen
Utility Room & W.C | Three Bedrooms | Family Bathroom | Driveway & Garage | EPC TBC |

Asking Price: £187,950

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turner evans stevens

Eastfield Road, Louth, LN11 7AR

We are delighted to offer for sale, this tastefully decorated and improved property which benefits from good sized gardens a garage and driveway. The property is situated within close proximity to the town centre of the popular market town Louth and all of its amenities.

Internally, the property briefly comprises an entrance hall, lounge, dining room, breakfast kitchen, utility and downstairs w.c, to the first floor is three bedrooms and a family bathroom.

Externally, there is a driveway providing off street parking and access to the garage. The rear gardens are of good size with lawns and a patio area.

ACCOMMODATION

Via a period 1930's door to:

ENTRANCE HALL 0.93m (3' 1") x 3.57m (11' 9")

With tiled flooring, recently updated electrical consumer unit, radiator and stairs to the first floor landing.

LOUNGE 4.48m (14' 8") x 3.63m (11' 11")

With a 'Hamlet' multi fuel burner on a stone hearth and having a wooden mantle over, uPVC double glazed window, coving to the ceiling, radiator, shelving to the walls, TV and Telephone points, double internal glazed doors to:



DINING ROOM 3.74m (12' 3") max x 4.00m (13' 1") With coving to the ceiling, built in storage cupboard, uPVC double glazed window to the side elevation and to the rear conservatory, archway to:



BREAKFAST KITCHEN

5.84m (19' 2") x 2.60m (8' 6")

Comprising of a range of cream wall, base and larder cupboards with drawers, wooden work surfaces over and tiled splash backs. Integrated electric fan oven with hobs and extractor hood over, composite sink with a mini sink and drainer and chrome mixer tap, plumbing for a slimline dishwasher. Part timber panelled walls, tiled flooring, uPVC double glazed window to the rear elevation and internal window to the rear conservatory, cupboard housing the central heating boiler with a Hive control panel and gas meter.



CONSERVATORY/UTILITY ROOM

1.12m (3' 8") x 4.17m (13' 8") min

With fully tiled flooring, base cupboards and complementary work surfaces over, plumbing for an automatic washing machine, space for a fridge freezer, uPVC double glazed windows and door to the rear garden.



W.C

With a close coupled w.c, wash hand basin, window to the rear.

STAIRS TO THE FIRST FLOOR LANDING

With a radiator and dado railing.

BEDROOM ONE

3.80m (12' 6") x 4.13m (13' 7")

With coving to the ceiling, large vintage vertical radiator, side wall lamps, TV aerial pont, two uPVC double glazed windows to the front.



BEDROOM TWO 4.12m (13' 6") x 2.96m (9' 9")

uPVC double glazed window to the rear, radiator and a TV aerial point.



BEDROOM THREE

2.52m (8' 3") x 4.28m (14' 0") max

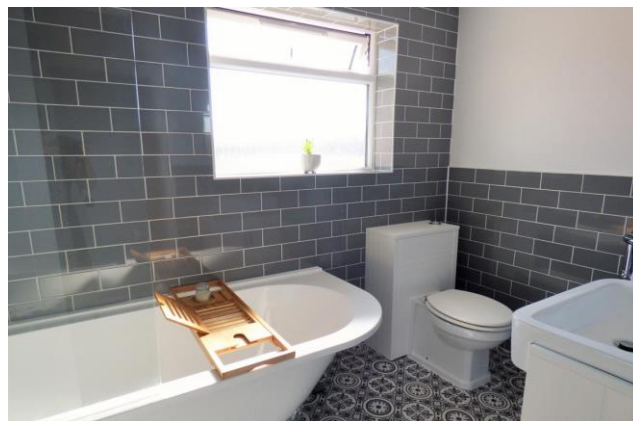
uPVC double glazed window to the rear and a radiator.



FAMILY BATHROOM

2.70m (8' 10") x 1.82m (6' 0")

A contemporary three piece suite comprising a vanity unit with a ceramic wash hand basin and chrome mixer tap, concealed w.c, large roll top bath with a chrome waterfall shower head over and a glass shower screen, heated towel rail/radiator, obscured uPVC double glazed windows, vinyl flooring and part tiled walls.



OUTSIDE

FRONT GARDENS

There is driveway which provides off street parking and access to the single garage. There is a pathway which leads to the front door and a shaped lawn with inset borders.

REAR GARDENS

The property benefits from good sized rear gardens which is mostly laid to lawn with a concrete pathway leading through the middle, there is a single detached garage with timber doors and a pleasant patio area, perfect for alfresco dining.



GENERAL

SERVICES

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

TENURE

We believe this property to be freehold.

VIEWINGS

By prior appointment with Hunters Turner Evans Stevens office in Louth.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

Hunters Turner Evans Stevens 6-8 Cornmarket,
Louth, Lincolnshire, LN11 9PY 01507 601633
louth@hunters.com

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Registered Office: 34 High Street, Spilsby, Lincs. PE23 5JH
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.